

# Northampton County Reporter

(USPS 395-280)

VOL. LIX

EASTON, PA January 28, 2016

NO. 4

**Giordano, Plaintiff v. Manorcare of Easton, PA et al., Defendants**

**Bruce Brunetti, Plaintiff v. Ruth Barnett and George Barnett, Defendants**

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**INSERT:** Blue: 1. "On Your Feet!"

2. 2016 Calendar

3. "Employment Law Updates and Hot Topics"

4. 2016 Bench Bar Conference

### **NOTICE TO THE BAR...**

Save the Date

Quarterly Association Meeting – March 10, 2016

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The Northampton County Reporter will be published every Thursday by the Northampton County Bar Association, 155 South Ninth St., Easton, PA 18042-4399. All legal notices relating to the business of the county, are required by rule of Court, to be published in this Journal. All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. Neither the Law Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes to content.

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Editor

## **NOTICE TO NCBA MEMBERS – BAR NEWS**

### **2016 Committees**

Committee Preference Forms were mailed to members in December. Please complete and return your form to the NCBA Office. Committees are forming and will be scheduling committee meetings soon. If we do not receive the 2016 form you will not be included on the committee.

### **2016 Member Directories – Information Deadline February 15, 2016**

The deadline to submit contact information for the 2016 Directories is February 15, 2016. Any information submitted after that date will not be included in the new directory.

### **Dues Invoices**

Dues invoices were mailed to members in December. If you have not received your invoice please contact the NCBA Office at 610-258-6333. Reminder: full payment or the first partial payment is due by January 29, 2016.

### **Save the Dates**

**“On Your Feet”** – Broadway in NY  
Saturday, May 7, 2016  
Registration form inside.

### ***2016 Bench Bar Conference***

October 6-8, 2016  
Hyatt Regency, Chesapeake Bay Golf Resort, Spa and Marina  
Cambridge, Maryland

When it snows, you have two choices: shovel or make snow angels.

**ESTATE AND TRUST NOTICES**

Notice is hereby given that, in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. Notice is also hereby given of the existence of the trusts of the deceased settlors set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said estates or trusts are requested to make known the same, and all persons indebted to said estates or trusts are requested to make payment, without delay, to the executors or administrators or trustees or to their attorneys named below.

**FIRST PUBLICATION****COCOZZIELLO, MARIE J.,** dec'd.

Late of the Borough of Hellertown, Northampton County, PA  
Administratrix: Andrea M. Geroldi c/o Robert C. Brown, Jr., Esquire, Fox, Oldt & Brown, 940 West Lafayette Street, Suite 100, Easton, PA 18042-1412

Attorneys: Robert C. Brown, Jr., Esquire, Fox, Oldt & Brown, 940 West Lafayette Street, Suite 100, Easton, PA 18042-1412

**DIETZ, ELSIE A. a/k/a ISABELLA A. DIETZ,** dec'd.

Late of the Township of Upper Nazareth, Northampton County, PA

Executrix: Cheryl Lynn Dietz-Kress a/k/a Cheryl Kress, 1148 Jacobsburg Road, Wind Gap, PA 18081

Attorneys: Peters, Moritz, Peischl, Zulick, Landes & Brienza, LLP, 1 South Main Street, Nazareth, PA 18064

**EBERHARDT, STELLA a/k/a STELLA R. EBERHARDT,** dec'd.

Late of Northampton, Northampton County, PA

Co-Executrices: Jeanne E. Grove, Rosemary A. Cerimele, Kathleen Plotsko and Jo Ann Hartman c/o Noonan & Prokup, 526 Walnut St., Allentown, PA 18101

Attorneys: Noonan & Prokup, 526 Walnut St., Allentown, PA 18101

**GRAHAM, PHYLLIS N. a/k/a PHYLLIS NAUGLE GRAHAM,** dec'd.

Late of Bethlehem, Northampton County, PA

Administratrix: Sandra Graham c/o Bruce W. Weida, Esquire, 245 Main Street, Emmaus, PA 18049

Attorney: Bruce W. Weida, Esquire, 245 Main Street, Emmaus, PA 18049

**HECKMAN, JULIA M.,** dec'd.

Late of the Borough of Bath, Northampton County, PA

Executrix: Patricia A. Minnich, 3160 Applebutter Road, Danielsville, PA 18038

Attorneys: Peters, Moritz, Peischl, Zulick, Landes & Brienza, LLP, 1 South Main Street, Nazareth, PA 18064-2083

**HEPPA, ANTOINETTE,** dec'd.

Late of Northampton, Northampton County, PA

Executrix: Carol Heppa, 1109 Interchange Rd., P.O. Box 640, Kresgeville, PA 18333

Attorney: Michael J. Garfield, Esquire, Rt. 903 Professional Bldg., P.O. Box 609, Albrightsville, PA 18210



**KLEINTOP, WANDA L.,** dec'd.

Late of the Township of Bushkill,  
Northampton County, PA  
Executrix: Tamarah M. Roth  
Attorneys: Joseph J. Piperato, III,  
Esquire, Benner & Piperato,  
2005 City Line Road, Suite 106,  
Bethlehem, PA 18017

**MOYER, CONSTANCE A.,** dec'd.

Late of the Township of Moore,  
Northampton County, PA  
Executor: Robert L. Moyer, Jr.,  
1449 Main Street, Bath, PA  
18014  
Attorney: Daniel G. Spengler,  
Esquire, 110 East Main Street,  
Bath, PA 18014

**NOWIK, HELEN O.,** dec'd.

Late of Upper Nazareth Township,  
Northampton County, PA  
Executor: Christopher J. Nowik  
c/o Peters, Moritz, Peischl,  
Zulick, Landes & Brienza, LLP,  
1 South Main Street, Nazareth,  
PA 18064-2083  
Attorneys: Peters, Moritz, Peischl,  
Zulick, Landes & Brienza, LLP,  
1 South Main Street, Nazareth,  
PA 18064-2083

**SENICH, ELAINE,** dec'd.

Late of the Township of Palmer,  
Northampton County, PA  
Executor: Adrian Sinko c/o  
Daniel E. Cohen, Attorney,  
Seidel, Cohen, Hof & Reid, L.L.C.,  
3101 Emrick Blvd., Suite 205,  
Bethlehem, PA 18020  
Attorneys: Daniel E. Cohen,  
Attorney, Seidel, Cohen, Hof &  
Reid, L.L.C., 3101 Emrick Blvd.,  
Suite 205, Bethlehem, PA 18020

**SMITH, ROBIN L. a/k/a ROBIN  
LORI SMITH,** dec'd.

Late of the City of Bethlehem,  
Northampton County, PA

Administrator: Robert S. Smith,  
Jr. c/o Bradford D. Wagner,  
Esquire, 662 Main Street, Heller-  
town, PA 18055-1726  
Attorney: Bradford D. Wagner,  
Esquire, 662 Main Street, Heller-  
town, PA 18055-1726

**WILLIAMS, DONNA B.,** dec'd.

Late of the Township of Forks,  
Northampton County, PA  
Administrator: David M. Williams  
c/o Theodore R. Lewis, Esquire,  
Lewis and Walters, 46 S. 4th  
Street, P.O. Box A, Easton, PA  
18044-2099  
Attorneys: Theodore R. Lewis,  
Esquire, Lewis and Walters, 46  
S. 4th Street, P.O. Box A, Easton,  
PA 18044-2099

**WILLIAMS, MICHAEL R.,** dec'd.

Late of the Township of Forks,  
Northampton County, PA  
Administrator: David M. Williams  
c/o Theodore R. Lewis, Esquire,  
Lewis and Walters, 46 S. 4th  
Street, P.O. Box A, Easton, PA  
18044-2099  
Attorneys: Theodore R. Lewis,  
Esquire, Lewis and Walters, 46  
S. 4th Street, P.O. Box A, Easton,  
PA 18044-2099

**YOCUM, GERALDINE A. a/k/a  
GERALDINE YOCUM a/k/a  
GERALDINE C. YOCUM,** dec'd.

Late of Bethlehem, Northampton  
County, PA  
Executor: Kenneth Yocum c/o  
Michael E. Riskin, Esquire,  
Riskin and Riskin, 18 E. Market  
St., P.O. Box 1446, Bethlehem,  
PA 18016-1446  
Attorneys: Michael E. Riskin,  
Esquire, Riskin and Riskin, 18  
East Market Street, P.O. Box  
1446, Bethlehem, PA 18016-  
1446

**SECOND PUBLICATION****CERINO, CATHERINE**, dec'd.

Late of the Borough of Bangor,  
Northampton County, PA

Executrix: Grace Cozzubbo  
a/k/a Grace M. Cozzubbo c/o  
David J. Ceraul, Esquire, 22  
Market Street, P.O. Box 19,  
Bangor, PA 18013-0019

Attorney: David J. Ceraul,  
Esquire, 22 Market Street, P.O.  
Box 19, Bangor, PA 18013-0019

**CHOCENSKY, GEORGE**, dec'd.

Late of Easton, Northampton  
County, PA

Executrix: Michelle D. Ward c/o  
Karl H. Kline, Esquire, Fitzpatrick,  
Lentz & Bubba, P.C., 4001  
Schoolhouse Lane, P.O. Box 219,  
Center Valley, PA 18034-0219

Attorneys: Karl H. Kline, Esquire,  
Fitzpatrick, Lentz & Bubba, P.C.,  
4001 Schoolhouse Lane, P.O.  
Box 219, Center Valley, PA  
18034-0219

**CHOCENSKY, OLGA**, dec'd.

Late of Easton, Northampton  
County, PA

Executrix: Michelle D. Ward c/o  
Karl H. Kline, Esquire, Fitzpatrick,  
Lentz & Bubba, P.C., 4001  
Schoolhouse Lane, P.O. Box 219,  
Center Valley, PA 18034-0219

Attorneys: Karl H. Kline, Esquire,  
Fitzpatrick, Lentz & Bubba, P.C.,  
4001 Schoolhouse Lane, P.O.  
Box 219, Center Valley, PA  
18034-0219

**COURSEN, JEANNE L.**, dec'd.

Late of the City of Bethlehem,  
Northampton County, PA

Executor: Lewis E. Coursen c/o  
Littner, Deschler & Littner, 512  
North New Street, Bethlehem, PA  
18018

Attorneys: Littner, Deschler &  
Littner, 512 North New Street,  
Bethlehem, PA 18018

**GARDNER, STANLEY R., SR.**

**a/k/a STANLEY R. GARDNER**

**a/k/a STANLEY GARDNER**,  
dec'd.

Late of the Township of Hanover,  
Northampton County, PA

Co-Executors: David A. Gardner  
and Stanley R. Gardner, Jr. c/o  
Bradford D. Wagner, Esquire,  
662 Main Street, Hellertown, PA  
18055-1726

Attorney: Bradford D. Wagner,  
Esquire, 662 Main Street, Heller-  
town, PA 18055-1726

**GERHARD, TIMOTHY D.**, dec'd.

Late of the Township of Plain-  
field, Northampton County, PA

Administratrix: Terri L. Gerhard  
c/o Brian M. Monahan, Esquire,  
701 Washington Street, Easton,  
PA 18042

Attorney: Brian M. Monahan,  
Esquire, 701 Washington Street,  
Easton, PA 18042

**HOWARD, ROBERT DEAN a/k/a  
ROBERT HOWARD**, dec'd.

Late of the City of Bethlehem,  
Northampton County, PA

Executor: Daniel R. Howard  
Attorneys: Edward J. Andres,  
Esquire, Corriere and Andres,  
LLC, 433 East Broad Street, P.O.  
Box 1217, Bethlehem, PA 18016-  
1217

**ROBERTS, SUSAN K.**, dec'd.

Late of Bethlehem, Northampton  
County, PA

Executrices: Nancy Roberts  
Dienel and Katherine Anne  
Roberts c/o Paul A. Florenz,  
Esquire, Kolb, Vasiliadis and  
Florenz, LLC, 60 West Broad

Street, Ste. 303, Bethlehem, PA 18018-5721

Attorneys: Paul A. Florenz, Esquire, Kolb, Vasiliadis and Florenz, LLC, 60 W. Broad St., Ste. 303, Bethlehem, PA 18018-5721

**SCHOBER, IDA S.,** dec'd.

Late of Lower Nazareth Township, Northampton County, PA

Executor: David A. Planten c/o Christopher M. McLean, Esquire, Zator Law, 4400 Walbert Avenue, Allentown, PA 18104

Attorneys: Christopher M. McLean, Esquire, Zator Law, 4400 Walbert Avenue, Allentown, PA 18104

**ZEMAN, GISELE M.,** dec'd.

Late of the Township of Lower Mount Bethel, Northampton County, PA

Executor: Daniel R. Zeman c/o Theodore R. Lewis, Esquire, Lewis and Walters, 46 S. 4th Street, P.O. Box A, Easton, PA 18044-2099

Attorneys: Theodore R. Lewis, Esquire, Lewis and Walters, 46 S. 4th Street, P.O. Box A, Easton, PA 18044-2099

**THIRD PUBLICATION**

**BARNA, JULIUS G.,** dec'd.

Late of the Township of Forks, Northampton County, PA

Executrix: Cynthia A. Himpler c/o Robert V. Littner, Esquire, Littner, Deschler & Littner, 512 North New Street, Bethlehem, PA 18018

Attorneys: Robert V. Littner, Esquire, Littner, Deschler & Littner, 512 North New Street, Bethlehem, PA 18018

**BENTELSPACHER, ADELAIDE A.,** dec'd.

Late of Hellertown, Northampton County, PA

Executor: Fred W. Bentelspacher c/o Fitzpatrick Lentz & Bubba, P.C., 4001 Schoolhouse Lane, P.O. Box 219, Center Valley, PA 18034-0219

Attorneys: Fitzpatrick Lentz & Bubba, P.C., 4001 Schoolhouse Lane, P.O. Box 219, Center Valley, PA 18034-0219

**HAGEN, JOHN CARL, III a/k/a JOHN C. HAGEN,** dec'd.

Late of Hanover Township, Northampton County, PA

Co-Administrators: Kimberly Ann Hagen a/k/a Kimberly Hagen Weierbach and John C. Hagen, Jr. c/o Samuel R. Kasick, Esquire, 523 W. Linden St., Allentown, PA 18101-1415

Attorney: Samuel R. Kasick, Esquire, 523 W. Linden St., Allentown, PA 18101-1415

**HOBSON, WILLIAM D. a/k/a WILLIAM HOBSON a/k/a BILL HOBSON,** dec'd.

Late of Bethlehem, Northampton County, PA

Administrator: Cory G. Hobson c/o James L. Reich, Esquire, Reich & Furst, 1227 W. Liberty Street, Suite 203, Allentown, PA 18102

Attorneys: James L. Reich, Esquire, Reich & Furst, 1227 W. Liberty Street, Suite 203, Allentown, PA 18102

**KLECKNER, LEROY W.,** dec'd.

Late of 1097 Detweiler Ave., Hellertown, Northampton County, PA

Executor: William Kleckner c/o Zelechiwsky Law Office, 527

Hamilton St., Allentown, PA 18101

Attorneys: Zelechiwsky Law Office, 527 Hamilton St., Allentown, PA 18101

**KRAFT, JOAN A.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA  
Executrix: Ellen M. Kraft, 3400 Bath Pike, Suite 311, Bethlehem, PA 18017-2485

**KRCHNAVY, JOHN J., III,** dec'd.

Late of the Township of Hanover, Northampton County, PA  
Administratrix: Jessica Ann Trexler c/o Michael A. Santanasto, Esquire, 210 E. Broad Street, Bethlehem, PA 18018

Attorney: Michael A. Santanasto, Esquire, 210 E. Broad Street, Bethlehem, PA 18018

**LIBERTO, THOMAS M.,** dec'd.

Late of the Township of Upper Mount Bethel, Northampton County, PA

Administratrix: Cynthia A. Liberto, 435 East Main Street, Pen Argyl, PA 18072

Attorneys: Ronold J. Karasek, Esquire, Karasek Law Offices, L.L.C., 641 Market Street, Bangor, PA 18013

**MOYER, MERRITT W.,** dec'd.

Late of the Township of Lehigh, Northampton County, PA

Executors: Neal Moyer and Christina Pritchard c/o Gregory R. Reed, Esquire, Attorney-at-Law, 141 South Broad Street, P.O. Box 299, Nazareth, PA 18064-0299

Attorney: Gregory R. Reed, Esquire, Attorney-at-Law, 141 South Broad Street, P.O. Box 299, Nazareth, PA 18064-0299

**PATERSON, GARY a/k/a GARY L. PATERSON a/k/a GARY LEE PATERSON,** dec'd.

Late of the Township of Plainfield, Northampton County, PA  
Executrix: Dorothy Brennan c/o Theodore R. Lewis, Esquire, Lewis and Walters, 46 S. 4th Street, P.O. Box A, Easton, PA 18044-2099

Attorneys: Theodore R. Lewis, Esquire, Lewis and Walters, 46 S. 4th Street, P.O. Box A, Easton, PA 18044-2099

**POFF, DALLAS T.,** dec'd.

Late of Easton, Northampton County, PA

Administratrix: Jennifer L. Poff c/o Dennis P. Ortwein, Esquire, 5201 William Penn Highway, Easton, PA 18045

Attorney: Dennis P. Ortwein, Esquire, 5201 William Penn Highway, Easton, PA 18045

**RINKER, BETTY MAE,** dec'd.

Late of the Township of Palmer, Northampton County, PA

Executrix: Tammie Lynn Rinker c/o Richard Eugene Santee, Esquire, Shay, Santee & Kelhart, 44 E. Broad Street, Suite 210, Bethlehem, PA 18018

Attorneys: Richard Eugene Santee, Esquire, Shay, Santee & Kelhart, 44 E. Broad Street, Suite 210, Bethlehem, PA 18018

**RUGGIERO, CARMEN a/k/a ARMIE RUGGIERO,** dec'd.

Late of the Borough of Wind Gap, Northampton County, PA

Executrix: Kathleen N. Marinucci c/o David J. Ceraul, Esquire, 22 Market Street, P.O. Box 19, Bangor, PA 18013-0019

Attorney: David J. Ceraul,  
Esquire, 22 Market Street, P.O.  
Box 19, Bangor, PA 18013-0019

**SHOOK, NELSON R.,** dec'd.

Late of the Township of Upper  
Mount Bethel, Northampton  
County, PA

Administratrix: Sharon M.  
Shook, 1100 Mt. Bethel Highway,  
Mt. Bethel, PA 18343

Attorneys: Ronold J. Karasek,  
Esquire, Karasek Law Offices,  
L.L.C., 641 Market Street,  
Bangor, PA 18013

**SIFF, HARRY H.,** dec'd.

Late of Easton, Northampton  
County, PA

Executrix: Susan Ann Klaas  
Assetto, 1409 Independence  
Drive, West Lawn, PA 19609

Attorneys: David A. Megay,  
Esquire, O'Donnell, Weiss &  
Mattei, P.C., 41 East High Street,  
Pottstown, PA 19464-5426

**SMITH, KYLE P.,** dec'd.

Late of the Borough of Wind Gap,  
Northampton County, PA

Administrators: Jeanette S.  
Smith and Lawrence I. Smith c/o  
Brian M. Monahan, Esquire, 701  
Washington Street, Easton, PA  
18042

Attorney: Brian M. Monahan,  
Esquire, 701 Washington Street,  
Easton, PA 18042

**SPADT, MARVIN R.,** dec'd.

Late of Walnutport, Northamp-  
ton County, PA

Co-Executrices: Tammy Spadt  
a/k/a Tammy Spadt Marsh, 320  
Oak Street, Apt. E, Walnutport,  
PA 18088 and Tina Spadt a/k/a  
Tina Spadt Christman, 683 Bark  
Drive, Walnutport, PA 18088

Attorneys: David B. Shulman,  
Esquire, Shulman & Shabbick,

1935 Center Street, Northamp-  
ton, PA 18067

**WALTER, ALFRED E. a/k/a  
ALFRED WALTER,** dec'd.

Late of the Township of Palmer,  
Northampton County, PA

Administrator: Mr. Brian D.  
Walter, 110 Moorestown Drive,  
Bath, PA 18014

Attorneys: Robert A. Nitchkey,  
Jr., Esquire, Hemstreet, Nitchkey  
& Freidl, 730 Washington Street,  
Easton, PA 18042

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**NOTICE OF INCORPORATION**

NOTICE IS HEREBY GIVEN that  
Articles of Incorporation—for Profit  
were filed under the provisions of the  
Pennsylvania Corporation Law of  
1988, as amended for:

**PALMER SUPER  
CENTER G.P., INC.**

Jan. 28

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**LIMITED LIABILITY COMPANY  
NOTICE**

NOTICE IS HEREBY GIVEN that  
on January 11, 2016, Certificate of  
Organization was filed in the Depart-  
ment of State of the Commonwealth  
of Pennsylvania for:

**HERITAGE RIVERVIEW GP, LLC**  
in accordance with the provisions of  
the Limited Liability Act of 1994.

JAMES L. BROUGHAL, ESQUIRE  
BROUGHAL & DeVITO, L.L.P.  
38 West Market Street  
Bethlehem, PA 18018

Jan. 28

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**CERTIFICATE OF AUTHORITY  
NOTICE**

**SightLife** filed a Foreign Registra-  
tion for a nonprofit corporation with  
the Commonwealth of Pennsylvania.  
The address of its principal office  
under the laws of its jurisdiction is  
1200 6th Ave., Suite 300, Seattle,  
Washington 98101. The address of  
this corporation's commercial regis-

tered office is 2346 Jacksonville Road, Bethlehem, PA 18017 in the county of Northampton. The Corporation is filed in compliance with the requirements of the applicable provision of 15 Pa. C.S. 412.

Jan. 28

**NOTICE FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on December 31, 2015, the Petition of Amy Lynn Maletic was filed in Northampton County Court of Common Pleas at No. C-48CV2015-11957, seeking to change the name of the Petitioner from Amy Lynn Maletic to Amylynn Maletic Varner. The Court has fixed Monday, February 29, 2016 at 9:00 a.m., in courtroom #4 at the Northampton County Courthouse as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

Jan. 28

**NOTICE FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on January 8, 2016, the Petition of Anthony Luigi Steckert was filed in Northampton County Court of Common Pleas at No. C-48-CV-2016-229, to change the name of Petitioner from Anthony Luigi Steckert to Anthony Luigi Lucas. The Court has fixed February 24, 2016 at 9:00 A.M. o'clock in Courtroom No. 1, at Northampton County Courthouse, 669 Washington St., Easton, PA 18042 as the time and date for the hearing on said Petition, when and where all persons interested may appear and show cause, if any, why the prayer of the Petitioner should not be granted.

Jan. 28

**IN THE COURT OF COMMON  
PLEAS OF NORTHAMPTON  
COUNTY, PENNSYLVANIA  
CIVIL ACTION—LAW**

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
QUEEN'S PARK OVAL  
ASSET HOLDING TRUST

Plaintiff

vs.

UNKNOWN HEIRS AND OR  
ADMINISTRATORS OF THE  
ESTATE OF JAMES W. BLODGETT  
a/k/a JAMES W. BLODGETTI  
Defendants

**NO. C-48-CV-2013-09776****NOTICE**

To: UNKNOWN HEIRS AND OR  
ADMINISTRATORS OF THE  
ESTATE OF JAMES W.  
BLODGETT a/k/a JAMES W.  
BLODGETTI

You are hereby notified that on October 1, 2013, Plaintiff, QUEEN'S PARK OVAL ASSET HOLDING TRUST, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of NORTHAMPTON County, Pennsylvania, docketed to No. C-48-CV-2013-09776. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 3501 LEHIGH STREET, BETHLEHEM, PA 18020-6919 whereupon your property would be sold by the Sheriff of NORTHAMPTON County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you



fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service  
P.O. Box 4733  
Easton, PA 18043-4733  
Telephone (610) 258-6333

Jan. 28

### **SHERIFF'S SALE OF VALUABLE REAL ESTATE**

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on February 5, 2016, at ten o'clock a.m. in the COUNCIL CHAMBERS, THIRD FLOOR, of the Northampton County Government Center, within the City of Easton, County of Northampton and State of Pennsylvania, to wit:

PLEASE TAKE NOTICE that the sale price will include only the delinquent taxes certified to the Sheriff's Office. Any current taxes are the responsibility of the purchaser.

#### **No. 1 BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2011-10358**

##### **Location:**

2037 Ferry Street, Easton, PA 18042

##### **Parcel ID:**

L9SW1C 7 18 0837

##### **Reputed Owner:**

Luanne Rego aka Luanne A. Rego aka Luanne Happel aka Luanne A. Happel

All that certain lot or piece of ground situate in Wilson Borough, County of Northampton, Commonwealth of Pennsylvania.

BEING the same premises which Kevin Rego and Luanne Rego, Husband and Wife, by Deed dated February 16, 2010 and recorded in and for Northampton County, Pennsylvania in Book 2010-1, Page 43860, Instrument # 2010006635, granted and conveyed unto Luanne Rego, married, her heirs and assigns.

##### **Improvements:**

Thereon being erected a two-story half-of-double style dwelling with brick exterior and slate roof; attached one-car garage.

##### **Attorney:**

Kimberly A. Bonner, Esquire

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#### **No. 2 BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2014-08134**

##### **Location:**

5839 Sullivan Trail, Nazareth, PA 18064

##### **Parcel ID:**

H8NW3 4 10 0626

##### **Reputed Owner:**

Jeffrey S. Groller

All those certain messuages or tenement and tracts or piece of land situate in the Township of Plainfield, in the Village of Belfast, County of Northampton and State of Pennsylvania.

Title to said Premises vested in Jeffrey S. Groller by Deed from Mark A. Stempien and Donna M. Stempien, husband and wife dated 05/07/2004 and recorded 05/11/2004 in the Northampton County Recorder of Deeds in Book 2004-1, Page 178152.

**Improvements:**

Thereon being erected a two-story half-of-double style dwelling with aluminum siding and slate roof; detached one-car garage.

**Attorney:**

Robert W. Williams, Esquire

**No. 3**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2014-05694**

**Location:**

429 Washington Boulevard,  
Bangor, PA 18013

**Parcel ID:**

F9 5 10 0134

**Reputed Owners:**

Earl W. Randolph and Pauline M.  
Randolph aka Pauline Randolph

ALL THAT CERTAIN lot, piece or  
parcel of land situate in the township  
of Washington, county of Northamp-  
ton and state of Pennsylvania.

BEING the same premises which  
Alex Nagy and Arlene Nagy, his wife  
by Deed dated August 30, 1976 and  
recorded August 31, 1976 in the  
Office of the Recorder of Deeds in and  
for Northampton County in Book:  
552, Page: 370, granted and conveyed  
unto Earl W. Randolph and Pauline  
M. Randolph, his wife, as tenants by  
the entireties.

**Improvements:**

Thereon being erected a cape cod  
single style dwelling with aluminum  
siding and shingle roof; detached  
one-car garage.

**Attorney:**

Andrew J. Marley, Esquire

**No. 4**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-01145**

**Location:**

2572 Penns Ridge Boulevard,  
Easton, PA 18040

**Parcel ID:**

K9 37 163 0311

**Reputed Owners:**

Wayne A. Samaroo and Shazia N.  
Samaroo

All that certain parcel of land  
situated in Township of Forks,  
Northampton County, Common-  
wealth of Pennsylvania, being known  
and designated as Lot 163, Penns  
Ridge Phase 4, filed in Plat Book  
2000-5, Page 306, metes and bounds  
property.

Title to said Premises vested in  
Wayne A. Samaroo and Shazia N.  
Samaroo, husband and wife by Deed  
from Timothy M. Kildea and Michelle  
L. Kildea, husband and wife dated  
08/29/2005 and recorded 09/  
19/2005 in the Northampton County  
Recorder of Deeds in Book 2005-1,  
Page 360896.

**Improvements:**

Thereon being erected a three-  
story condominium with brick  
exterior and shingle roof; attached  
one-car garage.

**Attorney:**

Robert W. Williams, Esquire

**No. 5**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2012-04120**

**Location:**

18 Jefferson Street, Wind Gap, PA  
18091

**Parcel ID:**

E8SW4D 2 2B 0638

**Reputed Owners:**

Craig C. Fehr and Donna M. Fehr  
ALL THAT CERTAIN lot, piece or  
parcel of land situate in the Borough  
of Wind Gap, County of Northampton  
and Commonwealth of Pennsylvania.

Title to said premises is vested in  
Craig C. Fehr and Donna M. Fehr,  
husband and wife, by deed from  
Rodney L. Frable and Joan M. Frable,  
his wife dated November 25, 1991



and recorded November 26, 1991 in Deed Book 848, Page 150.

**Improvements:**

Thereon being erected a two-story half-of-double style dwelling with aluminum siding and slate roof.

**Attorney:**

Terrence J. McCabe, Esquire

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**No. 6**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-05836**

**Location:**

704 Main Street, Easton, PA  
18040

**Parcel ID:**

H8SE4 4 6 0429

**Reputed Owner:**

Alyssa E. Bennett

ALL THAT CERTAIN MESSAGE OR TENEMENT AND LOT OR PIECE OF LAND SITUATE IN THE BOROUGH OF STOCKERTOWN, COUNTY OF NORTHAMPTON AND COMMONWEALTH OF PENNSYLVANIA.

BEING THE SAME PREMISES which Brian P. Jones and Kathleen J. McKelvey-Jones, husband and wife, by Deed dated 12/03/12 and recorded 12/04/12 in the Office of the Recorder of Deeds in and for the County of Northampton, in Deed Book 20121 Page 291894 and Instrument #2012039193 granted and conveyed unto Alyssa E. Bennett, unmarried woman, as sole owner, in fee.

**Improvements:**

Thereon being erected a two-story single style dwelling with vinyl siding and shingle roof; attached two-car garage.

**Attorney:**

Leslie J. Rase, Esquire

**No. 7**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2013-10774**

**Location:**

1120 4th Street, Catasauqua, PA  
18032

**Parcel ID:**

M4SE4A 15 15 0923

**Reputed Owner:**

Deborah A. Smith

ALL THAT CERTAIN message, tenement and lot or piece of ground situate in the First Ward of North Catasauqua Borough, County of Northampton, Commonwealth of Pennsylvania.

BEING THE SAME PREMISES WHICH Cityline-Hamilton Builders, LLC by deed dated 11/30/2010 and recorded 12/13/2010 in Northampton County Record Book 2010-1, Page 267182, granted and conveyed unto Deborah A. Smith.

**Improvements:**

Thereon being erected a two-story half-of-double style dwelling with vinyl siding and shingle roof.

**Attorney:**

Leon P. Haller, Esquire

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**No. 8**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-02964**

**Location:**

1075 West Lafayette Street aka  
1075 Lafayette Street, Easton, PA  
18042

**Parcel ID:**

L9NE1 12 1C 0310

**Reputed Owners:**

Aneysa Feliciano and Paolo Feliciano

ALL THAT PARCEL of land in the city of Easton, Northampton county, commonwealth of Pennsylvania, as more fully described in deed book 2006-1, page 149726, ID# L9NE1-12-1C, being known and designated as a metes and bounds property.

TITLE TO SAID PREMISES IS VESTED IN Paolo Feliciano and Aneysa Feliciano, by Deed from Mellon Bank, N.A., a corporation organized and existing under and by virtue of the laws of Pennsylvania, dated 03/27/2006, recorded 04/17/2006 in Book 2006-1, Page 149726.

**Improvements:**

Thereon being erected a split-level single style dwelling with vinyl siding and shingle roof.

**Attorney:**

Matthew Brushwood, Esquire

**No. 9**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2012-04373**

**Location:**

1434 Washington Street, Hellertown, PA 18055

**Parcel ID:**

Q7NW3A 8 2 0715

**Reputed Owner:**

Shelby R. Henn

ALL THAT CERTAIN message, tenement and lot or piece of land situate, lying and being in the Borough of Hellertown (formerly Township of Lower Saucon) County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Neil D. Henn and Shelby R. Henn, h/w, by Deed from William H. Buck and Diane M. Buck, h/w, dated 07/29/1999, recorded 07/29/1999 in Book 1999-1, Page 114490.

Neil D. Henn died on September 2, 2012 vesting interest solely to Shelby R. Henn.

**Improvements:**

Thereon being erected a colonial single style dwelling with brick exterior and shingle roof; detached two-car garage.

**Attorney:**

Matthew Brushwood, Esquire

**No. 10**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-04996**

**Location:**

2525 Margaret Court, Easton, PA 18040

**Parcel ID:**

K9 10 6-242 0311

**Reputed Owner:**

Derick Jennings

ALL THAT CERTAIN message, tenement, and lot or parcel of land situate in the township of Forks, Northampton county, Pennsylvania, designated as lot no. 242 on the plan of Penn's ridge, phase 5,6 and 8, as said plan is recorded in the recorder of deeds office in and for Northampton county, Pennsylvania in plan book volume 2002-5, pages 207-209.

TITLE TO SAID PREMISES IS VESTED IN Michael Jennings and Derick Jennings, Father and Son, by Deed from Susan Squires, nka Susan Squires Donatelli, dated 08/15/2008, recorded 08/20/2008 in Book 2008-1, Page 239670.

By virtue of MICHAEL JENNINGS's death on or about 07/10/2013, his ownership interest was automatically vested in the surviving joint tenant(s).

**Improvements:**

Thereon being erected a two-story half-of-double style dwelling with vinyl and brick exterior and shingle roof; attached two-car garage.

**Attorney:**

Matthew Brushwood, Esquire

**No. 11**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2014-04439**

**Location:**

220 Juniata Street, Freemansburg, PA 18017

**Parcel ID:**

P7NW2A 3 12 0212

**Reputed Owner:**

Katherine D. Fisher

ALL THAT CERTAIN MESSAGE, TENEMENT AND LOT OR PIECE OF LAND SITUATE ON CLEARFIELD TERRACE, IN THE BOROUGH OF FREEMANSBURG, COUNTY OF NORTHAMPTON AND STATE OF PENNSYLVANIA.

BEING THE SAME PREMISES GRANTED AND CONVEYED UNTO KATHERINE D. FISHER, WIDOW BY DEED DATED 07/25/2008 AND RECORDED 12/15/2013 FROM KATHERINE D. FISHER, WIDOW IN INSTRUMENT NUMBER 6102829557.

**Improvements:**

Thereon being erected a two-story row home style dwelling with brick exterior and shingle roof.

**Attorney:**

Victoria W. Chen, Esquire

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**No. 12****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-05028****Location:**

2722 Tamlynn Lane, Easton, PA 18045

**Parcel ID:**

M8NE2 34 26 0324

**Reputed Owner:**

Adrienne Reddick-Brown

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania shown as Lot 38 on the Final Plan of Victoria Square II as recorded in Map Book 1994-5, Page 204 in the Office of the Recorder of Deeds for Northampton County at Easton, Pennsylvania.

BEING the same premises which is vested in Adrienne Reddick-Brown by deed from George E. Williams and

Carol L. Williams recorded 12/7/2007 as Instrument Number 2007056977 Book 2007-1 Page 437740.

**Improvements:**

Thereon being erected a two-story row home style dwelling with brick exterior and shingle roof; attached one-car garage.

**Attorney:**

Michael McKeever, Esquire

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**No. 13****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2012-05465****Location:**

1734 Memorial Avenue, Bethlehem, PA 18017

**Parcel ID:**

N6SE1B 6 1 0204

**Reputed Owner:**

Filio Kondoleon

ALL THAT CERTAIN tract or parcel of land situate in the Fourteenth Ward of the City of Bethlehem, Northampton County, Pennsylvania.

BEING the same premises which by Deed dated June 15, 1982 and recorded in the Office of the Recorder of Deeds of Northampton County on June 16, 1982 in Deed Book Volume 638, Page 669, granted and conveyed unto Filio Kondoleon.

**Improvements:**

Thereon being erected a two-story single style dwelling with brick and fieldstone exterior and shingle roof; attached one-car garage.

**Attorney:**

Jason J. Leninger, Esquire

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**No. 14****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2013-00854****Location:**

405 E. Kleinhans Street, Easton, PA 18042

**Parcel ID:**

L10SW4D 5 2 0310

**Reputed Owner:**

Teflorne Fitzgerald, Executrix of the Estate of Dorothy A. Lang

ALL THAT CERTAIN parcel of land, with improvements thereon erected, known as 405 E. Kleinhans Street, situate in the City of Easton, County of Northampton and State of Pennsylvania.

BEING the same premises which by Deed dated September 23, 1977 and recorded in the Office of the Recorder of Deeds of Northampton County on September 26, 1977 in Deed Book Volume 571, Page 962, granted and conveyed unto Clifford E. Lang and Dorothy A. Lang.

**Improvements:**

Thereon being erected a two-story single style dwelling with stucco exterior and shingle roof.

**Attorney:**

Jason J. Leninger, Esquire

**No. 15****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2013-05949****Location:**

1223 E. 3rd Street, Bethlehem, PA 18015

**Parcel ID:**

P6NE3C 6 28 0204

**Reputed Owner:**

Diane C. Petro

ALL THAT CERTAIN messuage, or one-half of the twin dwelling known as No. 1223 East Third Street; and lot or piece of ground situate in Ward 5, City of Bethlehem, County of Northampton and State of Pennsylvania.

BEING the same premises which by Deed dated May 31, 1985 and recorded in the Office of the Recorder of Deeds of Northampton County on June 3, 1985 in Deed Book Volume 682, Page 335, granted and conveyed unto Diane C. Petro.

**Improvements:**

Thereon being erected a colonial half-of-double style dwelling with aluminum siding and shingle roof.

**Attorney:**

Jason J. Leninger, Esquire

**No. 16****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2011-09223****Location:**

1607 Sixth Street, Bethlehem, PA 18020

**Parcel ID:**

N7SE1 4 10 0205

**Reputed Owner:**

David Clarence Keiper

ALL THOSE four certain lots and pieces of land situate in the Township of Bethlehem, County of Northampton and State of Pennsylvania, designated as Lots Nos. 43, 44, 45 and 46, Block 18, on plan of lots of Prospect Heights, which said plan is recorded in the Office of the Recorder of Deeds, in and for Northampton County, Pennsylvania, in Map Book No. 3, page 16, etc., said lots being located on the West side of Sixth Street, bounded and described as follows:— Each lot containing a width in front on said Sixth Street of twenty-five (25) feet, or a total width of One Hundred (100) feet, and extending of that width in depth Westwardly One Hundred and ten (110) feet to Chestnut Street. Bounded on the North by Lot No. 42, Block 18, on the South by Lehigh Street, on the East by Sixth Street and on the West by Chestnut Street.

BEING the same premises which by Deed dated November 8, 1995 and recorded in the Office of the Recorder of Deeds of Northampton County on November 8, 1995 in Deed Book Volume 1995-1, Page 106998, granted and conveyed unto David Clarence Keiper.

**Improvements:**

Thereon being erected a two-story single style dwelling with aluminum siding and shingle roof.

**Attorney:**

Jason J. Leninger, Esquire

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**No. 17****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-03599****Location:**

2108 Schwab Avenue, Bethlehem, PA 18015

**Parcel ID:**

N7SE4 12 5 0719

**Reputed Owner:**

Matthew Syp aka Matthew D. Syp

ALL THAT CERTAIN parcel of ground situated on the South side of Schwab Avenue, in the tract known as Bethlehem Steel City, in the Township of Lower Saucon, in the County of Northampton and Commonwealth of Pennsylvania, being Lots Nos. 87 and 88, in Block No. 2, of the first Subdivision of Bethlehem Steel City, as surveyed and laid out by A.M. Cawley, C.E., on November 6, 1915, and recorded in the Office for the recording of Deeds at Easton, PA in and for the County of Northampton.

TITLE TO SAID PREMISES IS VESTED IN MATTHEW D. SYP BY DEED FROM JEFFREY P. WIDA, JR. AND TINA L. WIDA, H/W DATED 10/31/2003 RECORDED 12/03/2003 IN DEED BOOK 2003-1 PAGE 501788.

**Improvements:**

Thereon being erected a cape cod single style dwelling with aluminum siding and shingle roof; detached one-car garage.

**Attorney:**

David Neeren, Esquire

**No. 18****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-01494****Location:**

1209 Carlisle Street, Bethlehem, PA 18017

**Parcel ID:**

N6SE3B 18 1 0204

**Reputed Owners:**

James A. Gensch and Melissa A. Gensch

ALL THAT CERTAIN lot, piece or parcel of land with the improvements thereon erected situate in the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, known as 1209 Carlisle Street, and also designated as Lot No. 29, Block No. 2900, on Map of Lots entitled 'United States Housing Corporation of Pennsylvania, Project No. 24, Pembroke Village, Bethlehem, PA, Section', recorded in Northampton County Map Book 9, Page 12.

TITLE TO SAID PREMISES IS VESTED IN James A. Gensch and Melissa A. Gensch, h/w, by Deed from Doris E. Young Coyle, aka, Doris E. Coyle, by her agent, Diane A. Davis, dated 04/30/2004, recorded 05/05/2004 in Book 2004-1, Page 168129.

**Improvements:**

Thereon being erected a colonial single style dwelling with brick exterior and shingle roof; detached one-car garage.

**Attorney:**

Richard J. Nalbandian, III, Esquire

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**No. 19****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-03109****Location:**

2020 Hay Terrace, Easton, PA 18042

**Parcel ID:**

L9SW4B 10 5 0837

**Reputed Owner:**

David N. Oslin

ALL THAT CERTAIN Eastern 1/2 of a double dwelling house and lot of ground situated on the South side of Hay Terrace, Borough of Wilson, County of Northampton and State of Pennsylvania.

BEING THE SAME PREMISES which Florence R. McCabe, by Deed dated December 4, 2007 and recorded December 5, 2007 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2007-1, Page 435592, granted and conveyed unto David N. Oslin.

**Improvements:**

Thereon being erected a two-story half-of-double style dwelling with brick exterior and shingle roof; detached one-car garage.

**Attorney:**

Sean P. Mays, Esquire

**No. 20**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2012-06027**

**Location:**

4523 Homestead Drive, Nazareth, PA 18064

**Parcel ID:**

K7 19 19-25 0418

**Reputed Owners:**

Fariha Naqvi aka Fariha Bokhari and Syed Hasan Naqvi

All that certain lot or parcel of land situated in the Township of Lower Nazareth, County of Northampton and Commonwealth of Pennsylvania, being Lot No.25 as shown on a plan entitled, 'Final Plan, Record Subdivision Plan for Foxwood Farms', pages 3A, 3B and 3C of 20, dated September 22, 2003 last revised September 3, 2004, prepared by Van Cleef Engineering Associates, Bethlehem, Pa.

and recorded October 7, 2004 in Plan Book 2004-5, starting page 670 (5 pages).

TITLE TO SAID PREMISES IS VESTED IN Fariha Bokhari, by Deed from Toll PA, L.P., dated 08/30/2006, recorded 09/07/2006 in Book 2006-1, Page 369289.

**Improvements:**

Thereon being erected a two-story single style dwelling with brick exterior and shingle roof; attached three-car garage.

**Attorney:**

Matthew Brushwood, Esquire

**No. 21**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2008-11618**

**Location:**

2305 Jamie Court, Easton, PA 18040

**Parcel ID:**

K9 16 13B-52 0311

**Reputed Owner:**

Bayyinah Ismail fka Bayyinah Summerville aka Bayyinah J. Summerville

ALL THAT CERTAIN TRACT OF LAND LOCATED IN THE TOWNSHIP OF FORKS, COUNTY OF NORTHAMPTON, AND COMMONWEALTH OF PENNSYLVANIA (AS SHOWN ON A FINAL LAND DEVELOPMENT Plan FOR A. P.R.D. ENTITLED LAFAYETTE PARK, RECORDED IN MAP BOOK VOLUME 2000-5, PAGE 212-214).

TITLE TO SAID PREMISES IS VESTED IN Bayyinah Ismail, a married woman, by Deed from Bayyinah Summerville, nbm, Bayyinah Ismail, dated 08/11/2004, recorded 08/19/2004 in Book 2004-1, Page 325839.

**Improvements:**

Thereon being erected a two-story single style dwelling with brick exterior and shingle roof; attached two-car garage.

**Attorney:**

Joseph E. DeBarberie, Esquire

**No. 22****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2014-02727****Location:**2538 Nottingham Road,  
Bethlehem, PA 18017**Parcel ID:**

N7NW2 27 39 0204

**Reputed Owner:**

Sandra Royal aka Sandra J. Royal  
ALL THAT CERTAIN parcel of land  
with the improvements thereon  
erected, known as 2538 Nottingham  
Road, in the City of Bethlehem,  
County of Northampton and  
Commonwealth of Pennsylvania, also  
known as Lot No. 1, Block J, Section  
2 on Plan of Northdale Manor.

TITLE TO SAID PREMISES IS  
VESTED IN Ellery T. Royal and  
Sandra J. Royal, his wife, by Deed  
from Thomas Mott and Marjorie Mott,  
his wife, dated 06/12/1973, recorded  
06/14/1973 in Book 460, Page 393.

The said Ellery T. Royal died on  
3/18/1987, vesting sole ownership  
in Sandra J. Royal as surviving tenant  
by the entirety.

**Improvements:**

Thereon being erected a split-level  
single style dwelling with vinyl siding  
and shingle roof; attached one-car  
garage.

**Attorney:**

Matthew Brushwood, Esquire

**No. 23****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2013-03459****Location:**481 Savage Road, Northampton,  
PA 18067**Parcel ID:**

L4SE1 3 9 0501

**Reputed Owners:**

Dana Shetayh and Samuel  
Shetayh aka Samuel J. Shetayh aka  
Samuel Joseph Shetayh

ALL THAT CERTAIN lot or piece of  
round situate in the township of  
Allen, county of Northampton and  
state of Pennsylvania, according to a  
plan of Paul H. Moyer recorded in the  
office for the recording of deeds in and  
for the county of Northampton in map  
book 92, page 246.

TITLE TO SAID PREMISES IS  
VESTED IN Samuel Shetayh & Dana  
Shetayh, h/w, by Deed from Samuel  
Shetayh, dated 10/26/2005,  
recorded 11/03/2005 in Deed Book  
2005-1, Page 439344.

**Improvements:**

Thereon being erected a two-story  
single style dwelling with vinyl and  
brick exterior and shingle roof;  
attached two-car garage.

**Attorney:**

Adam H. Davis, Esquire

**No. 24****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-05390****Location:**2195 Gillian Lane, Easton, PA  
18040**Parcel ID:**

K9 10 6-390 0311

**Reputed Owner:**

Giovanni Toro

ALL THAT CERTAIN Condomini-  
um Unit located in the Township of  
Forks, Northampton County, Penn-  
sylvania being known and designated  
as Unit Number B-1 of Penn's Ridge  
Condominium, according to the  
Declaration of Condominium of  
Penn's Ridge Condominium, as  
recorded in the Office of the Recorder  
of Deeds in and for Northampton  
County, Pennsylvania.



BEING the same premises which Atlantic Equities Inc., a Pennsylvania Corporation, by Deed dated June 18, 2009 and recorded July 22, 2009 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book/Page 2009-1/187765, granted and conveyed unto Giovanni Toro and Claudia Victoria, joint tenants with right of survivorship both of Elizabeth, New Jersey as joint tenants with right of survivorship.

**Improvements:**

Thereon being erected a two-story row home style dwelling with brick exterior and shingle roof; attached two-car garage.

**Attorney:**

M. Troy Freedman, Esquire

**No. 25  
BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-03108**

**Location:**

4508 Lenox Drive, Bethlehem, PA 18017

**Parcel ID:**

M6NW1 9 3 0214

**Reputed Owner:**

Stephanie L. Hottenstein, in Her Capacity as Administratrix Cta and Devisee of The Estate of Ronald J. Schmidt aka Ronald J. Schmidt

ALL THAT CERTAIN lot or piece of ground with the building and improvements erected thereon, situate in Hanover Township, Northampton County, Pennsylvania, described according to a Plan of Subdivision of Gwen Mawr, Phase 1, made by CCM Engineering Corporation on May 7, 1990, and recorded in Plan Book No. 90, page 155A.

TITLE TO SAID PREMISES IS VESTED IN Ronald J. Schmidt and Carol D. Schmidt, h/w, by Deed from East Hanover Development Corporation, dated 07/30/1992, recorded 08/04/1992 in Book 870, Page 420.

By virtue of CAROL D. SCHMIDT's death on or about 03/25/2014, her ownership interest was automatically vested in the surviving tenant by the entirety. Mortgagor RONALD J. SCHMIDT, SR A/K/A RONALD J. SCHMIDT died on 09/04/2014, leaving a will dated 2/7/2003. Letters of Administration were granted to STEPHANIE L. HOTTENSTEIN on 09/11/2014 by the Register of Wills of NORTHAMPTON COUNTY, No. 2014-1097. Decedent's surviving devisees are STEPHANIE L. HOTTENSTEIN, SHARON E. RICHARDSON, GAYLE D. FRASSENEI, and RONALD J. SCHMIDT, JR.

**Improvements:**

Thereon being erected a two-story single style dwelling with vinyl and brick exterior and shingle roof; attached two-car garage.

**Attorney:**

Adam H. Davis, Esquire

**No. 26  
BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-04562**

**Location:**

915 Fernwood Street, Bethlehem, PA 18018

**Parcel ID:**

N6SE3D 35 10 0204

**Reputed Owner:**

Sheri L. Ford

ALL THAT CERTAIN LOT OR PIECE OF LAND, WITH THE HALF TWIN FRAME DWELLING NO. 915 FERN WOOD STREET THEREON ERECTED, SITUATE, LYING AND BEING IN THE CITY OF BETHLEHEM, COUNTY OF NORTHAMPTON, AND COMMONWEALTH OF PENNSYLVANIA.

BEING THE SAME PREMISES WHICH TERRY L. SMYSER AND KATHIE M. SMYSER, HUSBAND AND WIFE, GRANTED AND CONVEYED UNTO SHERI L. FORD,



BY DEED DATED 7/12/2005 AND RECORDED 8/4/05 IN NORTHAMPTON COUNTY, DEED BOOK 20051, PAGE 296061.

**Improvements:**

Thereon being erected a two-story half-of-double style dwelling with aluminum siding and shingle roof.

**Attorney:**

Heather Riloff, Esquire

**No. 27**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-03200**

**Location:**

1840 Freemansburg Avenue,  
Easton, PA 18042

**Parcel ID:**

L9SW3A 19 16 0837

**Reputed Owners:**

Jose R. Davila-Guzman and Luz A. Rodriguez-Ortiz

ALL THAT CERTAIN lot or piece of land situate on the south side of Freemansburg Avenue, in the Borough of Wilson, County of Northampton and State of Pennsylvania.

Title to said premises is vested in Jose R. Davila-Guzman and Luz A. Rodriguez-Ortiz by deed from Frank J. Soda, Sr. and Ilda A. Perna dated April 9, 2008 and recorded April 22, 2008 in Instrument Number 2008014687.

**Improvements:**

Thereon being erected a two-story single style dwelling with aluminum siding and shingle roof; detached one-car garage.

**Attorney:**

Jacob M. Ottley, Esquire

**No. 28**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2014-07790**

**Location:**

3547 Penfield Way, Nazareth, PA 18064

**Parcel ID:**

K6 5 5C-91 0432

**Reputed Owner:**

Tina L. Valleau aka Tina L. Sasso

ALL THAT CERTAIN tract of land located in Upper Nazareth Township, County of Northampton, Commonwealth of Pennsylvania as shown on the plan titled 'Penn-Dixie Manor', Project No. 209002 dated June 4, 2002 last revised May 17, 2005 prepared by Benchmark Civil Engineering Services, Inc. as recorded in the Office of Recorder of Deeds in the Northampton County Courthouse, Map Book Volume 2005-5 Page 452, on July 28, 2005.

BEING THE SAME PREMISES which DeLuca Enterprises, Inc., by Deed dated June 30, 2006 and recorded July 7, 2006 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2006-1, Page 276120, granted and conveyed unto Tina L. Valleau.

**Improvements:**

Thereon being erected a two-story townhouse style dwelling with vinyl siding and shingle roof.

**Attorney:**

Gregory Javardian, Esquire

**No. 29**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-02584**

**Location:**

212 Johnson Road, Bangor, PA 18013

**Parcel ID:**

F10 3 9A 0134

**Reputed Owner:**

Matthew Christie

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Washington, County of Northampton and Commonwealth of Pennsylvania, shown as Lot Number 1 on

Drawing 91 D2209, entitled Johnson Subdivision, as prepared by Joseph E. Policelli, Registered Surveyor, and recorded in the Northampton County Recorder of Deeds Office in Map Book 91, at Page 109.

TITLE TO SAID PREMISES IS VESTED IN Matthew Christie, by Deed from Melvin E. Bauman and Anita E. Bauman, h/w, dated 01/31/2007, recorded 02/05/2007 in Book 2007-1, Page 49354.

**Improvements:**

Thereon being erected a two-story single style dwelling with aluminum and brick exterior and shingle roof; attached two-car garage.

**Attorney:**

Jonathan Lobb, Esquire

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**No. 30**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2014-09451**

**Location:**

1477 Ravena Street, Bethlehem,  
PA 18015

**Parcel ID:**

Q7NW1C 4 4N 0204

**Reputed Owner:**

Aasim Saber

ALL THAT CERTAIN piece or parcel of land known as Lot 13, shown on the subdivision plan entitled Carriage Homes of Saucon Creek, recorded in Map Book Volume 2002-5 Page 4, located in the City of Bethlehem, County of Northampton, and Commonwealth of Pennsylvania.

Title to said premises is vested in Aasim Saber by deed from Jonathan P. Davies and Jennifer D. Davis, husband and wife, dated June 26, 2006 and recorded June 30, 2006 in Deed Book 2006-1, Page 266377.

**Improvements:**

Thereon being erected a three-story row home style dwelling with

vinyl and stucco exterior and shingle roof; attached one-car garage.

**Attorney:**

Jacob M. Ottley, Esquire

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**No. 31**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-03692**

**Location:**

1072 West Berwick Street, Easton,  
PA 18042

**Parcel ID:**

M9NE1A 5 11 0310

**Reputed Owners:**

Elba Carbajal aka Elba G. Carbajal  
and Juan Pinto aka Juan C. Pinto

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situate on the south side of West Berwick Street, in the City of Easton, County of Northampton, Commonwealth of Pennsylvania described and shown on a survey plan prepared by Kenneth R. Hahn, R.E., drawing no. 79-370 dated August 23, 1979, bounded and described as follows: BEGINNING at a point on the south right of way line of West Berwick Street (50 feet wide), said point being located 220.00 feet east of the east right of way line of Packer Street; thence along the south right of way line of West Berwick Street north 90 degrees 00 minutes east (due east) 22.92 feet to a point; thence along the premises of house no. 1068 West Berwick Street south 0 degrees 00 minutes west (due south) 140.00 feet to a point on the north side of Wireback Street, south 90 degrees 00 minutes west (due west) 22.92 feet to a point; thence along the premises of house no. 1074 West Berwick Street, north 0 degrees 00 minutes east (due north 140.00 feet to a point the place of beginning.

BEING THE SAME PREMISES Juan Pinto and Elba Carbajal, husband and wife by deed from Andres Velasquez, a married individual, dated 10/12/2007 and recorded 10/18/2007 in Book 2007-1 page 383132.

**Improvements:**

Thereon being erected a two-story single style dwelling with aluminum siding and shingle roof.

**Attorney:**

Victoria W. Chen, Esquire

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**No. 32**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-06499**

**Location:**

1086 Smith Gap Road, Bath, PA 18014

**Parcel ID:**

G5 11 14A 0520

**Reputed Owners:**

Richard C. Schreib, Jr. aka Richard C. Schreib and Nancy L. Schreib

ALL THAT CERTAIN message, tenement and lot or piece of ground situate on the easterly side of Smith Gap Road, Township Road 606, in the Township of Moore. County of Northampton, Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Richard C. Schreib and Nancy L. Schreib, h/w, by Deed from John J. Blimline and Jennifer L. Blimline, h/w dated 05/31/2007, recorded 06/01/2007 in Book 2007-1, Page 201602.

**Improvements:**

Thereon being erected a split-level single style dwelling with vinyl and brick exterior and shingle roof; attached two-car garage.

**Attorney:**

Adam H. Davis, Esquire

**No. 33**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-05368**

**Location:**

903 N. New Street, Bethlehem, PA 18018

**Parcel ID:**

P6NE1A 4 7A 0204

**Reputed Owner:**

Pedro Jimenez

ALL THAT CERTAIN tract, piece or parcel of land, together with the buildings erected thereon, situate, lying and being in the Eighth Ward, City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, being House Number 903 North New Street.

TITLE TO SAID PREMISES IS VESTED IN BY Pedro Jimenez DEED FROM Albert J. Filaseta and Barbara L. Filaseta, husband and wife DATED 11/22/2004 RECORDED 01/05/2005 IN DEED BOOK 2005-1 PAGE 4041.

**Improvements:**

Thereon being erected a two-story row home style dwelling with vinyl and brick exterior and shingle roof.

**Attorney:**

Nicole LaBletta, Esquire

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**No. 34**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2014-09132**

**Location:**

321 Highlands Boulevard, Easton, PA 18042

**Parcel ID:**

M10NW1A 4 34 0310

**Reputed Owners:**

Darren Schuster aka Darren M. Schuster and Donna Schuster aka Donna A. Schuster

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, WITH IMPROVEMENTS THEREON, KNOWN AS LOT

NO. 244 OF HIGHLANDS SECTION II, PHASE II, AS SHOWN ON THE FINAL RECORD PLAN OF SAID SUBDIVISION PREPARED BY HANOVER ENGINEERING ASSOCIATES, INC. OF BETHLEHEM, PENNSYLVANIA, DATED JUNE 11, 1999, BEING LOCATED IN THE CITY OF EASTON, NORTHAMPTON COUNTY, PENNSYLVANIA, IN RECORD BOOK VOLUME 2000-5 PAGE 78-80, BEING KNOWN AND DESIGNATED AS 321 HIGHLANDS BLVD. SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS WHICH APPEAR IN THE CHAIN OF TITLE, AS SHOWN ON RECORDED PLANS AND WHICH PRESENTLY EXIST. BEING KNOWN AS UNIFORM PARCEL IDENTIFIER NO.: M10NW1A-4-34 AS DESCRIBED IN MORTGAGE BOOK 2006-1 PAGE 343984.

TITLE TO SAID PREMISES IS VESTED IN DARREN M. SCHUSTER AND DONNA SCHUSTER, AS TENANTS BY THE ENTIRETY BY DEED FROM ROBERT S. HUGHES AND ANNE P. HUGHES DATED 07/14/2006 RECORDED 07/31/2006 IN DEED BOOK 2006-1 PAGE 307710.

**Improvements:**

Thereon being erected a colonial single style dwelling with vinyl siding and shingle roof; attached one-car garage.

**Attorney:**

Nicole LaBletta, Esquire

**No. 35**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-05429**

**Location:**

516 Blaine Street, Bangor, PA 18013

**Parcel ID:**

D10SW1 D2 2C 0109

**Reputed Owners:**

Michael Cline and Tara Cline

ALL THAT CERTAIN parcel of land situate in the Borough of East Bangor, County of Northampton, Commonwealth of Pennsylvania.

BEING THE SAME PREMISES GRANTED AND CONVEYED UNTO MICHAEL CLINE AND TARA CLINE, HUSBAND AND WIFE BY DEED FROM WAYNE T. WELTY AND TENA N. WELTY, HUSBAND AND WIFE RECORDED JUNE 9, 2009 AS INSTRUMENT NUMBER 2009019866, BOOK 2009-1 PAGE 142996, OF OFFICIAL RECORDS.

**Improvements:**

Thereon being erected a ranch single style dwelling with vinyl siding and shingle roof; attached two-car garage.

**Attorney:**

Victoria W. Chen, Esquire

**No. 36**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-04171**

**Location:**

641 Palomino Drive, Catasauqua, PA 18032

**Parcel ID:**

M4SE1A 15 1 0923

**Reputed Owners:**

Stephen Rusyn, Jr. and Marguerite M. Rusyn

ALL THAT CERTAIN PIECE OR PARCEL OF LAND LYING AND SITUATE IN THE BOROUGH OF NORTH CATASAUQUA, COUNTY OF NORTHAMPTON AND COMMONWEALTH OF PENNSYLVANIA.

Title to said premises is vested in Stephen Rusyn, Jr., by deed from Stephen Rusyn, Jr. and Maguerite M. Rusyn, husband and wife, dated July 16, 1998 and recorded August 24, 1998 in Deed Book 1998-1, Page 112580 Instrument Number 1998034133.

**Improvements:**

Thereon being erected a two-story single style dwelling with vinyl and brick exterior and shingle roof; attached two-car garage.

**Attorney:**

Brian T. LaManna, Esquire

**No. 37**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2014-04551**

**Location:**

3213 Fox Hill Road, Easton, PA 18045

**Parcel ID:**

K8 15 2-65 0324

**Reputed Owners:**

Michelle Slingland aka Michelle A. Slingland and Western C. Slingland, Jr.

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF PALMER, COUNTY OF NORTHAMPTON AND COMMONWEALTH OF PENNSYLVANIA AS SHOWN ON FINAL PLAN "FOX RUN ESTATES" AS SHOWN AT MAP BOOK 2004-5, PAGE 483.BEING KNOWN AS LOT #65 ON SAID PLAN.BEING TAX PARCEL #KS-15-2-65.AS DESCRIBED IN MORTGAGE BOOK 2006-1, PAGE 45512.

TITLE TO SAID PREMISES IS VESTED IN WESTERN C. SLINGLAND, JR. AND MICHELLE SLINGLAND, HUSBAND AND WIFE BY DEED FROM NVR, INC., A VIRGINIA CORPORATION TRADING AS RYAN HOMES DATED 10/28/2005 RECORDED 12/08/2005 IN DEED BOOK 2005-1 PAGE 497818 OR AT INSTRUMENT NUMBER .

**Improvements:**

Thereon being erected a two-story single style dwelling with vinyl siding

and shingle roof; attached two-car garage.

**Attorney:**

Nicole LaBletta, Esquire

**No. 38**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-05369**

**Location:**

160 Spring Street, Easton, PA 18042

**Parcel ID:**

L9SW3D 15 1 0835

**Reputed Owners:**

Barry W. Kutz and Nancy Kutz  
ALL THAT CERTAIN tenement and lot or piece of ground situate on the South side of Spring Street in the Borough of West Easton, County of Northampton and State of Pennsylvania.

BEING THE SAME PREMISES which Walter A. Smith, Jr. and Jean Smith, husband and wife, by Deed dated September 11, 1985 and recorded September 12, 1985 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book 686 Page 6, granted and conveyed unto Barry W. Kutz and Nancy Kutz, his wife.

**Improvements:**

Thereon being erected a ranch single style dwelling with brick exterior and slate roof.

**Attorney:**

Gregory Javardian, Esquire

**No. 39**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2014-00398**

**Location:**

137 Vista Drive, Easton, PA 18042

**Parcel ID:**

L10SW4D 13 19 0310

**Reputed Owner:**

Wladyslaw Kusek

ALL THAI' CERTAIN lot or piece of land with the improvements thereon erected situated in the City of Easton, County of Northampton and State of Pennsylvania, known as Lot No. 87 Section 1, of The Highlands, a subdivision situated in the City of Easton, County of Northampton, Pennsylvania, according to the plots thereof recorded in the Office for the Recording of Deeds in and for Northampton County, Pennsylvania, in Map Book 30, Page 23A.

TITLE TO SAID PREMISES IS VESTED IN Wladyslaw Kusek, divorced, by Deed from Jack E. Wilson and Romualda M. Wilson, his wife, dated 12/28/1982, recorded 01/28/1983 in Book 646, Page 164.

**Improvements:**

Thereon being erected a two-story townhouse style dwelling with brick exterior and shingle roof.

**Attorney:**

Adam H. Davis, Esquire

**No. 40**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2014-06180**

**Location:**

422 Carlton Avenue, Bethlehem, PA 18015

**Parcel ID:**

P6SW2C 9 11A 0204

**Reputed Owners:**

Mary Ann Schoenberger aka Maryanne Schoenberger, Rose Anne McCafferty, Jimmy Veanus, Charles R. Veanus, III, Christina Resetar, Crystal Veanus, Chastity Veanus, Morgan Veanus, Raven Veanus, Dakota Veanus, John Veanus, and Austin Veanus, in Their Capacity as Heirs of Helen Veanus, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest

From or Under Helen Veanus, Deceased

ALL THAT CERTAIN message or tenement and lot or piece of ground situate in the City of Bethlehem, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Charles H. Veanus and Helen Veanus, his wife, by deed from Anna A. Orosky, widow, Dated 10/06/1969, Recorded 10/07/1969, in Book 356, Page 472.

By virtue of CHARLES H. VEANUS's death on or about 01/01/1978, her ownership interest was automatically vested in the surviving tenant by the entirety. Mortgagor HELEN VEANUS died on 11/28/2012, and upon information and belief, her surviving heirs are MARY ANN SCHOENBERGER, ROSE ANNE MCCAFFERTY, JIMMY VEANUS, CHARLES R. VEANUS, III, and JOHN F. VEANUS.

**Improvements:**

Thereon being erected a two-story half-of-double style dwelling with aluminum siding and shingle roof.

**Attorney:**

Adam H. Davis, Esquire

**No. 41**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2014-04520**

**Location:**

5745 Sullivan Trail, Nazareth, PA 18064

**Parcel ID:**

H8SE1 1 3 0626

**Reputed Owners:**

Alex Lee Gensch, in Her Capacity as Heir of the Estate of Paul C. Gensch, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Paul C. Gensch, Deceased

ALL THAT CERTAIN tract or piece of land situate in the Township of Plainfield, County of Northampton and State of Pennsylvania.

BEING THE SAME PREMISES which Timothy J. Reed and Tammy L. Reed, husband and wife, husband and wide , by Deed dated July 22, 1998 and recorded August 5, 1998 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 1998-1, Page 102902, granted and conveyed unto PAUL C . GENSCH.

**Improvements:**

Thereon being erected a ranch single style dwelling with vinyl siding and shingle roof; detached two-car garage.

**Attorney:**

Amanda L. Rauer, Esquire

**No. 42**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2013-06223**

**Location:**

803 Ward Drive, Northampton, PA 18067

**Parcel ID:**

M4 1 1-90 0501

**Reputed Owners:**

Robert A. Dieter and Sandra L. Dieter

ALL THAT CERTAIN lot or parcel of land situate in the Township of Allen, County of Northampton, Commonwealth of Pennsylvania, designated as Lot No. 90 on the plat of Penn's Chase, as said plan is recorded in the Recorder of Deeds Office in and for Northampton County, Pennsylvania in Plan Book Vol. 2001-5, Page 323.

Being The Same Premises Which Is Vested In Robert A. Dieter And Sandra L. Dieter, Husband And Wife, By Deed From Joseph H. Venturini, Dated 11/22/2006 And Recorded

12/21/2006 In Book 2006-1 Page 525894, Instrument# 2006073392.

**Improvements:**

Thereon being erected a two-story duplex style dwelling with vinyl and brick exterior and shingle roof; attached two-car garage.

**Attorney:**

Victoria W. Chen, Esquire

**No. 43**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-05951**

**Location:**

317 East High Street, Hellertown, PA 18055

**Parcel ID:**

Q7NW3B 3 6 0715

**Reputed Owner:**

Karen L. Homan

All that certain tract, parcel or piece of land situated in the Borough of Hellertown, County of Northampton and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Karen L. Homan, by Deed from James Zawick and Stephanie Olexa, h/w, Dated 02/27/1997, Recorded 03/03/1997, in Book 1997-1, Page 19574.

**Improvements:**

Thereon being erected a single style dwelling with wood exterior and shingle roof; attached three-car garage.

**Attorney:**

Adam H. Davis, Esquire

**No. 44**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-03415**

**Location:**

2485 Freemansburg Avenue, Easton, PA 18042

**Parcel ID:**

M9NW1B 10 16 0837



***Reputed Owners:***

Robert Madison aka Robert C. Madison and Shannon Dudeck aka Shannon Madison

ALL THAT CERTAIN lot of land with the dwelling thereon erected known as #2485 Freemansburg Avenue, situate, lying and being in the Borough of Wilson, County of Northampton and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Robert Madison and Shannon Dudeck, as joint tenants with right of survivorship, by Deed from Mary Lynn Langston, nbm Mary Lynn Wintermute, dated 10/30/1997, recorded 11/05/1997 in Book 1997-1, Page 123000.

***Improvements:***

Thereon being erected a two-story half-of-double style dwelling with aluminum siding and shingle roof.

***Attorney:***

Adam H. Davis, Esquire

**No. 47**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2014-09035**

***Location:***

505 North Lobb Avenue, Pen Argyl, PA 18072

***Parcel IDs:***

E8NE2A 1 2 0625 and E8NE2A 1 3 0625

***Reputed Owners:***

Amy E. Bender and Jesse Bender

ALL THAT CERTAIN lot or parcel of ground situate in the Borough of Pen Argyl, County of Northampton and State of Pennsylvania.

BEING THE SAME PREMISES which Estate of Thelma P. Herd, aka Thelma P. Roberts by Judith Ann Herd, Executrix, by Deed dated 06/30/03 and recorded 07/02/03 in the Office of the Recorder of Deeds in and for Northampton County in Deed

Book Volume 2003-1, Page 248708, granted and conveyed unto AMY E. BENDER and JESSE BENDER.

***Improvements:***

Thereon being erected a ranch single style dwelling with aluminum siding and slate roof.

***Attorney:***

Amanda L. Rauer, Esquire

**No. 48**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2014-12274**

***Location:***

224 Vista Drive, Easton, PA 18042

***Parcel ID:***

M10NW1B 1 6 0310

***Reputed Owners:***

Unkonwn Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Cesar F. Borrero, Deceased

ALL THAT certain lot of piece of land situate in the City of Easton, County of northampton, and Commonwealth of Pennsylvania, being known as lot number 198 as shown on a Plat of a subdivision entitled "The Highlands, final subdivision Plat, Section II ALED Corp." by C Douglas Cherry and Associates, recorded in the office for the Recording of Deeds in and for Northampton County, Pennsylvania in Plan Book 49, pages 3, 3A, and 3B.

BEING THE SAME PREMISES which Lyubomir Trayanov & Gergana Trayanova, husband and wife, by Deed dated 05/31/06 and recorded 06/05/06 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 20061, Page 220959, granted and conveyed unto CESAR F. BORRERO. And said CESAR F. BORRERO departed this



life on 10/17/2010, vesting the title solely in UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSON, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER by rights of survivorship.

**Improvements:**

Thereon being erected a split-level single style dwelling with vinyl siding and shingle roof; attached one-car garage.

**Attorney:**

Amanda L. Rauer, Esquire

**No. 49**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2014-06675**

**Location:**

1172 Middletown Road, Pen Argyl, PA 18072

**Parcel ID:**

E9 10 2A 0626

**Reputed Owners:**

Jeffrey W. Pierce and Claudia L. Pierce

ALL THAT CERTAIN parcel, piece or tract of land situate in the Township of Plainfield, County of Northampton and State of Pennsylvania.

BEING THE SAME PREMISES which Joseph M. Yurescko and Helena R. Yurescko, by Deed dated December 17, 2001 and recorded December 19, 2001 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume Instrument # 2001055404, granted and conveyed unto JEFFREY W PIERCE and CLAUDIA L PIERCE.

**Improvements:**

Thereon being erected a cape cod single style dwelling with aluminum siding and shingle roof; detached one-car garage.

**Attorney:**

Amanda L. Rauer, Esquire

**No. 50**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2014-05799**

**Location:**

1843 Lincoln Avenue, Northampton, PA 18067

**Parcel ID:**

L4SW4B 14 25 0522

**Reputed Owners:**

Allison Graves and Donna R. George, as Co-Administratrix of The Estate of Nicholas J. George aka Nicholas George, Deceased and Michael A. George, as Co-Administratrix of The Estate of Nicholas J. George aka Nicholas George, Deceased

ALL THAT CERTAIN messuage, tenement and lot or piece of ground known as 1843 Lincoln Avenue, in the First Ward of the Borough of Northampton, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which Jason M. Silverman, married, by Deed dated 12/20/06 and recorded 12/27/06 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2006-1, Page 530875, granted and conveyed unto ALLISON GRAVES and NICHOLAS J. GEORGE A/K/A NICHOLAS GEORGE.

**Improvements:**

Thereon being erected a two-story row home style dwelling with brick exterior and slate roof.

**Attorney:**

Amanda L. Rauer, Esquire

**No. 51**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2013-02579**

**Location:**

1825 Willow Drive, Easton, PA 18040

**Parcel ID:**

K9 24 10 0311

***Reputed Owners:***

Richard H. Dininni and Mirtha Dininni

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Forks, County of Northampton, Commonwealth of Pennsylvania, known as Lot NO. 36 of Sycamore Hills II, Section I, as recorded in Map Book 86, at Page 191, in the Office of the Recorder of Deeds for Northampton County, at Easton, Pennsylvania.

BEING THE SAME PREMISES which Mirtha Dininni, by Deed dated 09/09/07 and recorded 09/11/07 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2007-1, Page 334153, granted and conveyed unto RICHARD H. DININNI and MIRTHA DININNI.

***Improvements:***

Thereon being erected a two-story single style dwelling with vinyl and brick exterior and shingle roof; attached two-car garage.

***Attorney:***

Amanda L. Rauer, Esquire

**No. 53**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2011-00206**

***Location:***

234 Cherokee Street, Bethlehem, PA 18015

***Parcel ID:***

P6SW2B 1 7B 0204

***Reputed Owners:***

Kim A.R. Hams and Kevin L. Hams

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in the City of Bethlehem, Northampton County, Commonwealth of Pennsylvania, bounded and described according to a Site Plan of 'Cherokee Street Townhouses' made by C. F. Portner Architects, dated

September 24, 1984 and last revised April 10, 1985, and recorded in Plan Book 85 page 101.

TITLE TO SAID PREMISES IS VESTED IN Kim A. R. Hams, individually and Kevin L. Hams, taking title, as tenants in common, by Deed from Kim A. R. Hams, in his fiduciary capacity, as executor of the Estate of P. Angela Dole,, dated 02/15/2008, recorded 02/21/2008 in Book 2008-1, Page 46873.

***Improvements:***

Thereon being erected a two-story row home style dwelling with brick exterior and shingle roof; attached one-car garage.

***Attorney:***

Adam H. Davis, Esquire

**No. 54**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-06458**

***Location:***

114 Freedom Court, Bethlehem, PA 18020

***Parcel ID:***

M7NE3 1 17 0205

***Reputed Owner:***

Jeanine M. Ely

All that certain unit, designated as Unit B-8, being a Unit in the Penn's Farms Condominium, situate in the Township of Bethlehem, County of Northampton and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Jeanine M. Ely, by Deed from Janet M. Grazul, dated 06/15/2007, recorded 06/21/2007 in Book 2007-1, Page 230523.

***Improvements:***

Thereon being erected a two-story row home style dwelling with vinyl siding and shingle roof.

***Attorney:***

Jonathan Lobb, Esquire

**No. 55**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2015-03318**

**Location:**

173 Main Street, Easton, PA  
18042

**Parcel ID:**

M9NW3D 1 1 0813

**Reputed Owners:**

Frank L. Galiano and Melody A.  
Galiano

All that certain message, tenement and Lot or piece of land situate in the Borough of Glendon, County of Northampton, and State of Pennsylvania, together with the improvements thereon erected, and being known and designated as No. 173 Main Street.

TITLE TO SAID PREMISES IS VESTED IN Frank L. Galiano and Melody A. Galiano, h/w, by Deed from Robert Micklesavage and Lisa Micklesavage, his wife, dated 07/13/2007, recorded 07/17/2007 in Book 2007-1, Page 260825.

**Improvements:**

Thereon being erected a two-story half-of-double style dwelling with vinyl siding and shingle roof; detached two-car garage.

**Attorney:**

Jonathan Lobb, Esquire

**No. 56**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2013-06793**

**Location:**

4115 Oliver Court, Bethlehem, PA  
18020

**Parcel ID:**

N7NE2 7 25 0205

**Reputed Owner:**

John L. Ganz

ALL THAT CERTAIN lot or parcel of land situate in the Bethlehem

Township, Northampton County, in the Commonwealth of Pennsylvania, known as Lot No. 55 of the Nancy Run Estates Subdivision, Phase II.

TITLE TO SAID PREMISES IS VESTED IN John L. Ganz, by Deed from CMC Development Corporation, a Pennsylvania Corporation, dated 02/15/2000, recorded 03/07/2000 in Book 2000-1, Page 26366.

**Improvements:**

Thereon being erected a two-story single style dwelling with vinyl and brick exterior and shingle roof; attached two-car garage.

**Attorney:**

Adam H. Davis, Esquire

**No. 57**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2014-08343**

**Location:**

2875 Whitewood Road, Bethlehem,  
PA 18017

**Parcel ID:**

N6NW1 1 3 0214

**Reputed Owner:**

Soon Shin Lee aka Soon S. Lee

ALL THAT CERTAIN lot or parcel of ground situate four hundred thirty and one one-hundredths (430.01) feet southwardly from the middle of the public road leading from Schoenersville to Macada now known as Macada Road and also being along the west side of Whitewood Road, a fifty (50.0) foot wide street, in the Township of Hanover, County of Northampton, Commonwealth of Pennsylvania, bounded and described according to a survey thereof made this 16th day of October 1958, by Charles D. Remaley, Registered Surveyor, Bethlehem, PA.

ALL THAT CERTAIN lot or parcel of ground situate four hundred seventy-three and ten-hundredths (473.10) feet southwardly from the

middle of the public road leading from Schoenersville to Macada now know as Macada Road and also being along the West side of Whitewood Road a fifty (50.00) foot wide street in the "Township of Hanover, County of Northampton, State of Pennsylvania, bounded and described according to a survey thereof made this 16th day of October, 1958, Charles D. Remaley, Registered Surveyor, Bethlehem, PA.

TITLE TO SAID PREMISES IS VESTED IN Soon Shin Lee, by Deed from Joseph Patrick Long and Susan Ilene-Long, h/w, dated 09/18/2006, recorded 10/12/2006 in Book 2006-1, Page 424115.

**Improvements:**

Thereon being erected a bi-level single style dwelling with vinyl and brick exterior and shingle roof; attached two-car garage.

**Attorney:**

Adam H. Davis, Esquire

**No. 58**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-01465**

**Location:**

1093 W. Berwick Street, Easton, PA 18042

**Parcel ID:**

M9NW2B 8 1 0310

**Reputed Owner:**

Steven Poyer

ALL THAT CERTAIN lot or piece of ground with the improvements there erected, known as No. 1093 Berwick Street, situate on the North side of Berwick Street, in the City of Easton, County of Northampton and State of Pennsylvania.

Title to said premises is vested in Steven Poyer by deed from Betty Vogt, individually and Executrix of the Estate of Esther Mosloskie dated December 31, 2008 and recorded

January 22, 2009 in Deed Book 2009-1, Page 11969.

**Improvements:**

Thereon being erected a two-story half-of-double style dwelling with aluminum siding and shingle roof.

**Attorney:**

Jacob M. Ottley, Esquire

**No. 59**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2014-00854**

**Location:**

965 Island Park Road, Easton, PA 18042

**Parcel ID:**

N8 13 8 0836

**Reputed Owners:**

Jeffrey S. Horinko and Jeannine A. Horinko

ALL THAT CERTAIN message and tract or parcel of land to be known as Lot No. 1 of a lot line change and subdivision plan of property of Robert E Young and Dorothy E Young, dated 004/11/1988, revised 04/21/1988, prepared by William L Dighl, P.E., P.L.S. and recorded in Plan Book 88 page 237, at the Northampton County Recorder of Deeds Office, said lot, situate on the Easterly side of Island Park Road (PA Leg. Route No. 48010) in the Township of Williams, County of Northampton and Commonwealth of PA.

Title to said premises is vested in Jeffrey S. Horinko and Jeannine A. Horinko, husband and wife, by deed from Douglas Oberman and Beth Oberman, Husband and Wife dated July 21, 2006 and recorded July 21, 2006 in Deed Book 2006-1, Page 295942.

**Improvements:**

Thereon being erected a cape cod single style dwelling with vinyl siding and shingle roof; detached two-car garage.

**Attorney:**

Jacob M. Ottley, Esquire

**No. 61****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-06353****Location:**200 Brendan Road, Easton, PA  
18045**Parcel ID:**

K8SE2 16 3 0324

**Reputed Owners:**John T. Voloshin and Monica B.  
Voloshin

ALL THAT CERTAIN piece, parcel or tract of land with the buildings and improvements thereon, situate in the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania shown as Lot 19 on the Final Plan of Wolf's Run Phase VI-C as recorded in Map Book 1995-01, page 1612, in the Office of the Recorder of Deeds of Northampton County at Easton, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN JOHN T. VOLOSHIN AND MONICA B. VOLOSHIN BY DEED FROM HELEN M. KRUM AND DAWN L. DEVRIES DATED 03/10/2010 RECORDED 04/07/2010 IN DEED BOOK 2010-1 PAGE 63252.

**Improvements:**

Thereon being erected a two-story single style dwelling with vinyl and brick exterior and shingle roof; attached two-car garage.

**Attorney:**

David Neeren, Esquire

**No. 62****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2013-08351****Location:**

15th Street, Easton, PA 18042

**Parcel ID:**

L9SW3B 3 11 0310

**Reputed Owners:**

James R. Ayoub and Audry Ayoub

ALL THAT CERTAIN tract of ground, together with the buildings erected thereon, situated in the City of Easton, County of Northampton and State of Pennsylvania.

BEING the same premises which by Deed dated December 15, 2004 and recorded in the Office of the Recorder of Deeds of Northampton County on December 22, 2004 in Deed Book Volume 2004-1, Page 494002, granted and conveyed unto James R. Ayoub and Audry Ayoub.

**Improvements:**

Thereon being erected three-story apartment buildings with brick exterior and shingle roof; thirty-one car parking lot.

**Attorney:**

Jason J. Leininger, Esquire

**No. 63****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-04314****Location:**1015 3rd Street, Catasauqua, PA  
18032**Parcel ID:**

M4SE4D 27 8 0923

**Reputed Owners:**James T. Van Horn and Michael  
J. Van Horn

ALL THAT CERTAIN messuage, tenement, and lot or piece of ground situate in the Borough of North Catasauqua (formerly Township of Allen), County of Northampton, and State aforesaid.

BEING the same premises which by Deed dated August 13, 1989 and recorded in the Office of the Recorder of Deeds of Northampton County on August 24, 1989 in Deed Book Volume 778, Page 322, granted and conveyed unto James T. Van Horn and Michael J. Van Horn.

**Improvements:**

Thereon being erected a two-story half-of-double style dwelling with aluminum siding and shingle roof.

**Attorney:**

Jason J. Leininger, Esquire

**No. 64**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2013-12200**

**Location:**

117 South 15th Street, Easton, PA 18042

**Parcel ID:**

L9SW2C 9 16 0837

**Reputed Owner:**

Zachariah Group, LLC

ALL THAT CERTAIN message, tenement and tract or piece of ground situate on the West side of Fifteenth Street, in the Borough of Wilson, County of Northampton and State of Pennsylvania, together with the Southern half of a double dwelling house thereon erected and known as Premises No. 117 South Fifteenth Street.

BEING the same premises which by Deed dated March 13, 2012 and recorded in the Office of the Recorder of Deeds of Northampton County on March 28, 2012 in Deed Book Volume 2012-1, Page 68014, granted and conveyed unto Zachariah Group, L.L.C.

**Improvements:**

Thereon being erected a half-of-double style dwelling with aluminum siding and shingle roof.

**Attorney:**

Jason J. Leininger, Esquire

**No. 67**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-05350**

**Location:**

414 High Street, Bethlehem, PA 18018

**Parcel ID:**

P6NE4B 4 6 0204

**Reputed Owner:**

John M. Westafer

ALL THAT CERTAIN message or tenement and lot or piece of ground situate in the City of Bethlehem, Northampton County, Pennsylvania.

BEING the same property Norman Girardot and Diane LaBelle, conveyed to John M. Westafer, in fee, by deed dated October 17, 2008, and recorded on October 22, 2008, in Book 2008-1, Page 288438.

**Improvements:**

Thereon being erected a colonial single style dwelling with brick exterior and slate roof; detached two-car garage.

**Attorney:**

Jack M. Seitz, Esquire

**No. 68**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-06399**

**Location:**

116 West Lincoln Street, Easton, PA 18042

**Parcel ID:**

L9SE3C 19 10 0310

**Reputed Owners:**

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Joyce M. Christopher, Deceased

All that certain message, tenement and tract of land situate on the South Side of Lincoln Street, in the City of Easton, County of Northampton, Commonwealth of Pennsylvania, and Commonly identified as 116 West Lincoln Street.

TITLE To SAID PREMISES IS VESTED IN Joyce M. Christopher, widow, by Deed from Joyce M. Christopher, widow, dated 06/16/1993, recorded 06/17/1993 in Book 899, Page 320.

Mortgagor JOYCE M. CHRISTOPHER died on 01/27/2015, and upon information and belief, his surviving heirs are JACQUELYN DAWS and JUDY BELL.

**Improvements:**

Thereon being erected a two-story half-of-double style dwelling with brick exterior and slate roof; detached cement block garage.

**Attorney:**

Paul Cressman, Esquire

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**No. 69**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2011-09551**

**Location:**

1158 Dewalt Drive, Easton, PA 18040

**Parcel ID:**

K9SW2 2 8 0311

**Reputed Owners:**

Grant V. Runge and Lisa Runge

ALL THAT CERTAIN tract or parcel of land, with improvements thereon, known as Lot No. 70D as shown on the plan of Greenleaf Estates Phase I, being situated in the Forks Township, Northampton County, Pennsylvania, recorded in Northampton County Recorder of Deeds Office in Map Book Volume 1997-1, Pages 311-313.

TITLE TO SAID PREMISES IS VESTED IN Grant V. Runge and Lisa Runge, husband and wife BY DEED FROM Forks Land Associates, Inc., a Pennsylvania Corporation DATED 08/20/1999 RECORDED 08/24/1999 IN DEED BOOK 1999-1 PAGE 129781.

**Improvements:**

Thereon being erected a two-story single style dwelling with vinyl siding and shingle roof; attached two-car garage, above-ground pool.

**Attorney:**

David Neeren, Esquire

**No. 70**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2014-04289**

**Location:**

516 Morrison Place, Bath, PA 18014

**Parcel ID:**

H6SW2 3 18 0520

**Reputed Owners:**

Joseph A. Marvelli and Ada G. Marvelli

ALL THAT CERTAIN tract or piece of land, SITUATE in the Township of Moore, County of Northampton and Commonwealth of Pennsylvania, known as Lot No. 4 of Clearview Farms Estate (Section 1-B) as shown on the Subdivision Plan recorded in Volume 26, page 31.

TITLE TO SAID PREMISES IS VESTED IN Joseph A. Marvelli and Ada G. Marvelli, h/w, by Deed from Thomas G. Savitz and Rene A. Savitz, h/w, dated 11/24/1995, recorded 12/01/1995 in Book 1995-1, Page 114866.

**Improvements:**

Thereon being erected a two-story single style dwelling with brick and vinyl exterior and shingle roof; detached two-car garage.

**Attorney:**

Adam H. Davis, Esquire

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**No. 71**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-04558**

**Location:**

524 Atlantic Street, Bethlehem, PA 18015

**Parcel ID:**

P6SE2D 2 12 0204

**Reputed Owner:**

Angel Quiles

ALL THAT CERTAIN brick dwelling and lot or piece of land situate on the



west side of Atlantic (formerly Oak) Street, in the City of Bethlehem, County of Northampton, and State of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Angel Quiles, by Deed from Ernesto Rivera and Leonides Rivera, dated 10/19/2006, recorded 10/24/2006 in Book 2006-1, Page 439936.

**Improvements:**

Thereon being erected a two-story row home style dwelling with brick exterior and flat roof.

**Attorney:**

Adam H. Davis, Esquire

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**No. 72**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-05719**

**Location:**

1311 Sycamore Drive aka 1311 Sycamore Avenue, Bethlehem, PA 18017

**Parcel ID:**

M5SE2 9 7 0214

**Reputed Owner:**

Joanne T. Weber

All that certain lot or parcel of ground situate in the Township of Hanover, County of Northampton, State of Pennsylvania, and being designated as Lot #105 according to the map or plan entitled 'Stafore Estates, Section 5', prepared by Ralph H. Kocher, Registered Surveyor, dated August 31, 1964, and recorded on Plan Book 20, page 5, Northampton County Records. Being designated as No. 1311 Sycamore Drive, Bethlehem, PA.

TITLE TO SAID PREMISES IS VESTED IN Frank J. Weber, married and Joanne T. Weber, his wife, by Deed from Jane A. Hughes, now by marriage Jane A. Fisher and Frank L. Fisher, her husband, dated 02/25/2000, recorded 03/02/2000 in Book 2000-1, Page 24152.

By virtue of FRANK J. WEBER's death on or about 12/08/2012, his ownership interest was automatically vested in the surviving tenant by the entirety.

**Improvements:**

Thereon being erected a two-story single style dwelling with vinyl and brick exterior and shingle roof; attached two-car garage.

**Attorney:**

Adam H. Davis, Esquire

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**No. 73**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-04611**

**Location:**

1030 Potomac Street, Mount Bethel, PA 18343

**Parcel ID:**

D11 5 1B-1 0131

**Reputed Owners:**

Kevin J. Degenaro and Susan A. Degenaro

ALL THAT CERTAIN lot, piece or parcel of land designated as Lot Number 1 on the "Esposito Subdivision" according to Drawing 81C1312, as prepared by Joseph E. Policelli, Registered Engineer, situate in Upper Mount Bethel Township, in the County of Northampton, and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN SUSAN A. DEGENARO AND KEVIN J. DEGENARO, H/W BY DEED FROM JERRY V. LEAPHART AND SUZANNE B. LEAPHART, DATED APRIL 19, 2005 AND RECORDED MAY 9, 2005, IN DEED BOOK 2005-1, Page 169831.

**Improvements:**

Thereon being erected a two-story single style dwelling with wood exterior and shingle roof; attached two-car garage.

**Attorney:**

William J. Fries, Esquire



**No. 74  
BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2014-04619**

**Location:**

708-10 E. 5th Street, Bethlehem,  
PA 18015

**Parcel ID:**

P6SE2A 28 1A 0204

**Reputed Owner:**

Anna M. Shaton

ALL THAT CERTAIN LOT OR PIECE OF LAND with all the buildings thereon erected, situate in the City of Bethlehem, (formerly Borough of South Bethlehem) County of Northampton and State of Pennsylvania, and designated as Lot No. 97 according to the plot of land of Lehigh University and known as No. 710 East Fifth Street, situate on the south side of Fifth Street and containing in front on said Fifth Street forty (40) feet and extending southwardly of that same width between parallel lines at right angles to said Fifth Street a distance of one hundred forty (140) feet. (Now known as 708-710 E. 5th Street, Bethlehem, PA., according to city numbering).

BEING the same premises which by Deed dated August 15, 1973 and recorded in the Office of the Recorder of Deeds of Northampton County on August 16, 1973 in Deed Book Volume 467, Page 17, granted and conveyed unto Anna Marie Shaton and George Shaton.

**Improvements:**

Thereon being erected a two story single style dwelling with brick and stucco exterior and shingle roof; attached garage.

**Attorney:**

James R. Wood, Esquire

**No. 76  
BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2014-08873**

**Location:**

1330 E. Sixth Street, Bethlehem,  
PA 18015

**Parcel ID:**

P7SW1A 14 9 0204

**Reputed Owners:**

Miguel A. Matos and Margarita Matos

ALL THAT CERTAIN tract or piece of ground situate in the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, known as 1330 East Sixth Street.

BEING the same premises which by Deed dated January 10, 1992 and recorded in the Office of the Recorder of Deeds of Northampton County on January 14, 1992 in Deed Book Volume 852, Page 278, granted and conveyed unto Miguel A. Matos and Margarita Matos.

**Improvements:**

Thereon being erected a two-story single style dwelling with aluminum siding and shingle roof.

**Attorney:**

James R. Wood, Esquire

**No. 77  
BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2013-07322**

**Location:**

214 Somerset Street, Freemans-  
burg, PA 18017

**Parcel ID:**

P7NW1B 4 7 0212

**Reputed Owner:**

Joseph E. Pinter

ALL THOSE CERTAIN lots with dwelling and other buildings situate on the western side of Somerset Street, and lying in the block between Monroe Street and Lincoln Avenue in the Borough of Freemansburg and more commonly known as 214 Somerset Street.

BEING THE SAME PREMISES which Harvey W. Murray and Margaret P. Murray, husband and wife, by their Indenture dated June 1 1, 1963 and recorded in the Office of the Recorder of Deeds in and for the County of Northampton in Deed

Volume 197, Page 3, did grant and convey to Joseph Pinter and Joyce Rutt, both single. The grantees married one another on August 10, 1963, Joyce Rutt then becoming Joyce R. Pinter. The parties never converted title to the premises to a joint tenancy, joint tenancy with right of survivorship, or tenancy by the entirety.

**Improvements:**

Thereon being erected a cape cod single style dwelling with aluminum siding and slate roof; attached two-car garage.

**Attorney:**

James R. Wood, Esquire

**No. 78**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2013-04789**

**Location:**

1517 Livingston Street, Bethlehem,  
PA 18017

**Parcel ID:**

N7SW1C 5 18 0204

**Reputed Owner:**

David A. Ference

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the 15th Ward of the City of Bethlehem, Northampton County, Pennsylvania, being known as Lot No. 130-A, Block "E" on Plan of Section No. 1, Bayard Park made by Charles

D. Remaly, Registered Surveyor, Bethlehem, Pennsylvania, dated March 13, 1954 last revised July 27, 1954 and recorded August 11, 1954 in Northampton County Map Book 13 page 33, more fully described in accordance with a survey prepared by George E. Yundt, Reg. Engineer, dated April 17, 1964.

BEING the same premises which by Deed dated September 30, 1989 and recorded in the Office of the Recorder of Deeds of Northampton County on October 2, 1989 in Deed Book Volume 781, Page 599, granted and conveyed unto David A. Ference.

**Improvements:**

Thereon being erected a ranch half-of-double style dwelling with aluminum siding and shingle roof.

**Attorney:**

Jason J. Leininger, Esquire

A Schedule of Distribution will be filed by the Sheriff thirty days from the date of the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten days from the date of filing the Schedule of Distribution.

DAVID J. DALRYMPLE

Sheriff

Northampton County,  
Pennsylvania

DAVID J. CERAUL, ESQUIRE  
Solicitor to the Sheriff

Jan. 14, 21, 28

Norris  
McLaughlin  
& Marcus, P.A.  
ATTORNEYS AT LAW

is pleased to welcome  
Milan Slak!



Milan joins the Taxation, Business Law, Franchise Law and Estate Planning and Administration Groups at Norris McLaughlin.

A licensed CPA, formerly with Concannon Miller, Milan handles corporate, partnership, and individual taxation matters, as well as addressing tax issues and resolving tax disputes with the IRS and state governmental taxing authorities. Milan frequently lectures at local and national conferences on topics ranging from tax provisions of the healthcare act to the net investment income tax. He works with franchise owners on a variety of business, personal, succession, estate, gift, and tax minimization strategies.

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Bridgewater, NJ

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**SEIDEL COHEN HOF  
& REID LLC  
WELCOMES  
ISAAC A. HOF**

Seidel Cohen Hof & Reid LLC, located in the Lehigh Valley, welcomes Isaac A. Hof to the firm as an associate attorney, his practice to be focused primarily on personal injury litigation. Mr. Hof graduated *summa cum laude* from Temple University Beasley School of Law in 2012, where he received recognition for graduating with one of the five highest GPAs in his class. He received his Bachelor of Arts degree from the University of Maryland in 2008, with honors. While in law school, Mr. Hof served as Lead Research Editor for the *Temple Law Review* and received awards for excellence in oral advocacy, legal writing and overall academic achievement. Prior to joining the firm, Mr. Hof served as a judicial law clerk for the Honorable Legrome D. Davis in the U.S. District Court for the Eastern District of Pennsylvania and subsequently practiced civil litigation at Stradley Ronon Stevens & Young, LLP in Philadelphia.

Jan. 21, 28



**FULL-TIME POSITION IN REAL ESTATE**

Small Lehigh Valley Law Firm seeks individual for full-time position in real estate with general law office secretarial and clerical responsibilities.

Candidate should have excellent written and verbal communication skills, computer skills, familiarity with Word, WordPerfect, Soft Pro, and Pro Trust. Position will involve handling all aspects of real estate transactions up to the point of closing.

Salary commensurate with experience. Send resume to:  
Northampton County Bar Association, Attn.: L.V. Law,  
P.O. Box 4733, Easton, PA 18042.

Jan. 21, 28

**ASSOCIATE**

Philadelphia-based casualty insurance defense firm is looking to add an associate with 1 to 2 years of litigation experience in its Lehigh Valley office. Excellent writing and advocacy skills required. Interested applicants should e-mail a cover letter and resume to [jmcnulty@fhmslaw.com](mailto:jmcnulty@fhmslaw.com).

Jan. 28

**ASSISTANT SOLICITOR—CITY OF BETHLEHEM**

Full-Time position for a PA licensed attorney; experience preferred in municipal law, employment and labor law, contracts and litigation; submit resume, references and writing sample to City of Bethlehem Law Bureau, 10 East Church Street, Bethlehem, PA 18018 or e-mail to ehefferan@bethlehem-pa.gov; submission deadline February 19, 2016.

Jan. 28; Feb. 4, 11



**FEBRUARY 2016**

<b>MON</b>	<b>TUE</b>	<b>WED</b>	<b>THU</b>	<b>FRI</b>
1 Juvenile Criminal	2 Criminal	3 Civil Call Criminal	4 Juvenile Arraignments Criminal	5 Misc. Hrngs.
8 Juvenile Non-Jury	9 Non-Jury	10 Non-Jury	11 Juvenile Non-Jury	12 Misc. Hrngs.
15 Presidents' Day (Observed)	16 Juvenile Arraignments	17 Civil Pretrials DRS	18 Juvenile Status DRS	19 Misc. Hrngs. O.C. Audit
22 Juvenile ARD/ Summaries	23 Argument	24 Misc. Hrngs.	25 Judges' Conference	26 Judges' Conference
29 Juvenile Criminal				

**ANTHONY GIORDANO As Executor of the Estate of DOROTHY  
GIORDANO, Deceased, Plaintiff v. MANORCARE OF EASTON, PA,  
LLC d/b/a MANORCARE HEALTH SERVICES—EASTON,  
MANORCARE HEALTH SERVICES, INC., MANORCARE, INC.,  
HCR MANORCARE, INC., HCR HEALTHCARE, LLC, HCR II  
HEALTHCARE, LLC, HCR III HEALTHCARE, LLC, HCR IV  
HEALTHCARE, LLC, CEDAR PARK ASSISTED LIVING FACILITY  
LLC d/b/a ABINGTON MANOR AT MORGAN HILL, Defendants**

*Motion for Reconsideration—Electronic Discovery—Proportionality Standard.*

Manorcare Defendants filed a motion for reconsideration of an Order granting Plaintiff's Motion to Compel Discovery Requests in an action against nursing home Defendants asserting in part a corporate negligence claim. The Court's prior order had in relevant part directed the discovery of a number of e-mails to and from certain key personnel of Manorcare Defendants, and addressed to a limited number of issues. By the motion, presented on "new evidence" grounds, the Manorcare Defendants argued that the scope of the requested discovery was overly broad under the proportionality standard relevant to requests for electronic discovery. Under the standard, a court shall consider the nature, scope and complexity of the litigation; the relevance of the requested information; the imposition of any cost, burden or delay caused by the request; the ease of producing the requested information; whether substantially similar information may be obtained by less onerous means; and any other relevant factor. Applying the standard to the instant case, the Court found that while the subject of the requested discovery was germane to the issues presented by the complex litigation between the parties, the breadth of the requested discovery was disproportionate to the scope of the litigation, and the Court limited the scope of the request accordingly, ordering that the Manorcare Defendants comply with a narrower request previously offered by Plaintiff at the time of argument on the initial motion to compel.

In the Court of Common Pleas of Northampton County, Pennsylvania,  
Civil Division—No. C-0048-CV-2012-9532.

RUBEN KRISZTAL, ESQUIRE, for Plaintiff.

MICHAEL BOOTIER, ESQUIRE, for Defendants.

Order of the Court entered on June 5, 2015 by DALLY, J.

*ORDER*

AND NOW, this 5th day of June 2015, upon review and consideration of the Motion for Reconsideration of this Court's March 25, 2015 Order relative to Plaintiff's Motion to Compel Discovery of Requests for Production #41 and #42 filed by Defendants Manor Care of Easton, PA, LLC d/b/a ManorCare Health Services—Easton; Manor Care, Inc.; HCR ManorCare, Inc.; HCR Healthcare, LLC; HCR II Healthcare, LLC; HCR III Healthcare, LLC and HCR IV Healthcare, LLC ("Manor Care Defendants"), and Plaintiff's response thereto, it is hereby ORDERED and DIRECTED that De-

fendants' motion is GRANTED and the Order of March 25, 2015 which, with the exception of emails pertaining to the rate of patient falls at the facility, granted Plaintiff's discovery request and compelled Defendants' disclosure of all discovery sought by Plaintiff's Requests for Production #41 and #42 in their entirety, is hereby MODIFIED to limit the scope of these requests to any pertinent emails sent by or received from Nursing Home Administrator Timothy Schuch and Director of Nursing Angela Marino-Ortiz. Defendants shall have thirty (30) days within which to comply with this Order, and to the extent that Defendants assert that the information sought is protected by law from discovery, they shall prepare a privilege log set forth legal bases for all assertions of privilege. The rationale for the entry of this Order is set forth below in the following Statement of Reasons.

### STATEMENT OF REASONS

#### *Procedural History*

This matter commenced on September 19, 2012 with the filing of a Complaint whereby Plaintiff Anthony Giordano as the Executor of the Estate of Dorothy Giordano brings claims against Defendant Manor Care of Easton, PA, LLC d/b/a Manorcare Health Services—Easton and the several Manor Care Defendants, alleging claims of corporate negligence, negligence *per se* under the Neglect of Care of a Dependent Person Act and the Older Adults Protective Services Act and a survival action, relating to the care and treatment of Plaintiff's decedent, Dorothy Giordano, prior to her death.

In support of these claims, the Complaint set forth allegations that the Defendants failed to provide proper care and treatment to Plaintiff's Decedent, including skilled nursing care, daily health care, and personal care; that the Defendants failed to employ sufficiently trained staff to ensure proper care of Plaintiff's Decedent; that such failure was occasioned by Defendants' desire to maximize profits; and that Defendants failed to recognize and treat Ms. Giordano's medical conditions, causing her serious and permanent injury which aggravated her preexisting health conditions and accelerated decline of her overall health. Complaint, ¶¶29-60.

Defendants responded to the Complaint by the filing of preliminary objections. Certain Defendants' preliminary objections were resolved by a stipulation entered as an Order of Court by the Honorable Paula A. Roscioli on September 25, 2013, and the remaining objections were decided by Judge Roscioli in an Order and Statement of Reasons entered October 31, 2013. Thereafter, Defendants answered the Complaint and discovery ensued.

On January 7, 2015, Plaintiff filed several discovery motions, inclusive of a motion to compel the further deposition of Defendants' Director of Nursing, Angela Marino-Ortiz; a motion to compel Defendant Abington

Manor's full and complete response to Plaintiff's Discovery Request #40 (seeking the personnel files of all nursing staff who worked with Plaintiff's Decedent); as well as a motion to compel Defendants' response to Plaintiff's Discovery Requests #41 and 42 (seeking certain e-mails authored or received by certain key personnel in the employ of Defendants).

Plaintiff's motions were placed on the Argument List of January 27, 2015, and resolved by an Order of Court issued on March 25, 2015. On or about April 6, 2015, Defendants Manor Care of Easton, PA, LLC d/b/a ManorCare Health Services—Easton; Manor Care, Inc.; HCR ManorCare, Inc.; HCR Healthcare, LLC; HCR II Healthcare, LLC; HCR III Healthcare, LLC and HCR IV Healthcare, LLC ("Manor Care Defendants") filed a motion for reconsideration of the Court's March 25, 2015 Order with respect to Plaintiff's Requests for Production #41 and #42. The motion was listed for argument, and heard on the Argument Court list of May 26, 2015. It is now ready for disposition.

### *Standard of Law*

Motions for reconsideration should be granted sparingly in order to preserve the finality of judgments or orders. The only proper grounds for granting reconsideration are new and material evidence or facts, a change in the controlling law or a clear error in applying the facts or law to the case at hand so that it is necessary to correct a clear error and prevent a manifest injustice from occurring. Mere disagreement with the court's conclusion is not a basis for reconsideration.

*Faibish v. The Lincoln on Locust, LP*, 2013 WL 7203813 (Pa. Com. Pl. Philadelphia Cty. 2013) (quotations and citation omitted).

### *Discussion*

The instant motion for reconsideration concerns the Court's grant of Plaintiff's motion to compel discovery of the Plaintiff's Requests for Production #41 and #42, seeking:

Emails that were authored and/or received by Mr. Edward Schuch as the Administrator, the Facility's Regional Director of Operations, Regional/Corporate/Clinical Nurse Consultant, and the Director of Nursing written during, and six months prior to Ms. Giordano's residency that are related to Ms. Dorothy Giordano as well as the following: (a) staffing levels at the facility, (b) the Facility budget, (c) the Facility census; (d) the Facility financial performance, (e) the Facility performance in state and mock surveys, (f) the incidence or rate of falls, dehydration, overmedication and severe pain at the Facility and (g) reducing costs at the Facility ... and all emails at the time of Ms. Giordano's residency and six (6) months prior

relative to pressure ulcers, which Plaintiff asserts, is a highly relevant area of inquiry given Ms. Giordano's injuries.

In its March 25, 2015 Order, the Court granted the request, with the limited exception of the portion seeking e-mails related to the rate of falls at the facility. By the motion for reconsideration, Defendants seek entry of an Order of Court limiting the scope of the e-mails subject to disclosure; and in the alternative, Defendants seek entry of an Order directing the parties to share the costs associated with this discovery.

Defendants' request for reconsideration is based on the presentation of what it deems new evidence, as contained in an affidavit executed by defense counsel. The affidavit sets forth the results of the e-mail search conducted in the course of Defendants' efforts to comply with the Court's March 25, 2015 Order. Per the affidavit, that search yielded 16,277 e-mails containing search terms relevant to Plaintiff's discovery requests, comprising 22.5 gigabytes of data, which needs to be reviewed for relevant content and privilege before disclosure to Plaintiff. Thus, Defendants posit that contrary to the Court's finding in its prior Order, Plaintiff's request is overly broad and fails the applicable proportionality standard, which

... requires the court, within the framework of the purpose of discovery of giving each party the opportunity to prepare its case, to consider [before granting requests for electronic discovery]: (i) the nature and scope of the litigation, including the importance and complexity of the issues and the amounts at stake; (ii) the relevance of electronically stored information and its importance to the court's adjudication in the given case; (iii) the cost, burden, and delay that may be imposed on the parties to deal with electronically stored information; (iv) the ease of producing electronically stored information and whether substantially similar information is available with less burden; and (v) any other factors relevant under the circumstances.

Pa. R.C.P. 4009.1 (cmt. 2012).<sup>1</sup>

By way of opposition, Plaintiff contends that the information contained in defense counsel's affidavit does not constitute "new evidence." As such, Plaintiff contends Defendants' failure to establish grounds for reconsideration. Upon review, the Court disagrees with Plaintiff. The information contained in defense counsel's affidavit was not obtained until after the entry of the Court's March 25, 2015 Order, and specifically addresses and informs the proportionality analysis with new information for the Court's consideration, thereby establishing grounds for reconsideration.

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<sup>1</sup> Although Pa. R.C.P. 4009 was rescinded in 2009, the proportionality standard remains applicable to requests for electronic discovery, and is fully set forth in the 2012 Explanatory Comment to the Rules of Civil Procedure governing production of documents and things.

Moving the merits of Defendants' reconsideration motion, Plaintiff casts Defendants' data as overblown and manufactured to create a basis for reconsideration, as it fails to account for duplicate e-mails sent amongst the various individuals subject to the request. Plaintiff, relying on a written declaration offered by their own digital discovery advisor, Lance E. Watson, argues that absent any effort on behalf of Defendants to filter out these duplicate e-mails, the burden of production cannot be properly ascertained. Plaintiff's Response in Opposition to Defendants' Motion for Reconsideration of the March 25, 2015 Order, Exhibit B.

Additionally, Plaintiff argues that Defendants' requests for relief on reconsideration are unsupported by the case law. Specifically, Plaintiff contends that there is no legal authority for a limitation on discovery or entry of a cost-shifting order on the basis of the estimated costs of producing the subject discovery. Rather, Plaintiff asserts, the case law is clear that the costs of privilege review should always be borne by the responding party. *See Zublake v. UBS Warburg LLC*, 216 F.R.D. 280, 290-91 (S.D.N.Y. 2003). Further, Plaintiff asserts, again in reliance on Mr. Watson, that the burden of production in this matter could be greatly reduced by the utilization of simple "time and costs saving review tools." Plaintiff's Brief at 10. Finally, Plaintiff argues that to the extent that Defendants have failed to utilize such tools they should not be rewarded in discovery for their failure to do so or for any inefficiencies in their record keeping. *Id.* at 11. The Court is uncompelled by these arguments. As a threshold matter, the Court believes that Plaintiff is oversimplifying Defendants' motion for reconsideration as based solely on the estimated costs of producing the requested discovery.

Plaintiff's contention in this regard is belied by Defendants' assertion that reconsideration is appropriate because there is no factual predicate for the discovery request. In furtherance of this contention, Defendants point to the deposition testimony of Edward Schuch, previously presented to the Court in response to Plaintiff's original motion to compel, as follows:

Q.: Do you communicate via email—and I'll be glad to break the question five times since you mentioned five different sources, so I am going to ask you once and then we'll deal with it—regarding census?

A.: I do not communicate regarding census with anyone.

Q.: How about admissions?

A.: No.

Q.: Discharges?

A.: No.

Q.: M-squared residents?

A.: No.

Q.: Percentages of private pay?

A.: No.

Q.: Staffing issues?

A.: No.

Q.: Complaints made by residents?

A.: No.

Q.: Complaints made by visitors?

A.: Not routinely, no.

Defendants' Motion for Reconsideration, Exhibit H, 227-28.

By way of response, Plaintiff argues that Defendants' reliance on this testimony is belied by their position that they should be granted relief based on the fact that their initial efforts to comply with the Court's March 25, 2015 Order yielded over 16,000 e-mails. Upon consideration, the Court agrees with Plaintiff. Defendants' reliance on Mr. Schuch's deposition testimony certainly does not demonstrate whether he receives e-mails on the issues pertinent to the discovery request, nor does it address the sending or receipt of e-mails to the other individuals subject to the request, as evidenced by the high volume of documents garnered through Defendants' initial efforts to comply with the Court's Order.

Likewise, the Court rejects Defendants' reassertion of reliance on persuasive case law from other jurisdictions, which the Court had the opportunity to consider in making its original ruling; as well as Defendants' contention that their duty to comply with the requested discovery is obviated by their disclosure of other requested materials. These arguments are not new, and therefore are not properly before the Court. Nor are they compelling.

However, the Court does find that Defendants have properly established a basis for the Court's reconsideration of its prior ruling under the proportionality standard. As noted, in ruling on a request for electronic discovery, a court shall apply the standard and consider the nature, scope and complexity of the litigation; the relevance of the requested information; the imposition of any cost, burden or delay caused by the electronic discovery request; the ease of producing the requested information; whether substantially similar information may be obtained by less onerous means; and any other relevant factor. *See Brogan v. Rosenn, Jenkins & Greenwald*, 32 D. & C.5th 454 (Pa. Com. Pl., Lackawanna Cnty. 2013).

Examining the instant case under the lens of this standard, the Court finds that Plaintiff's discovery request is, as a general matter, germane to the issues presented in this relatively complex litigation. However, the breadth of discovery yielded by Defendants' initial attempt to comply with the Court's Order is disproportionate to the scope of the litigation. Further, it has already given rise to significant expense, and will cause even further expense and burden unless appropriately tailored to satisfy Plaintiff's needs. At argument, Plaintiff offered to limit the scope of the challenged requests to all relevant e-mail communications to and from Nursing Home Administrator Timothy Schuch and Director of Nursing Angela Marino-Ortiz. While Defendants rejected the offer and the Court correspondingly evaluated Plaintiff's request as written, upon reconsideration, the Court finds it



appropriate, and in satisfaction of the proportionality standard, to limit the scope of the requested discovery in accordance with Plaintiff's own needs, as demonstrated by their willing offer to Defendants to tailor limit the scope of the discovery to the relevant e-mails to and from these two specific individuals. Accordingly, Defendants' motion is GRANTED and the Order of March 25, 2015 which, with the exception of e-mails pertaining to patient falls, granted Plaintiff's discovery request and compelled Defendants' disclosure of all discovery sought by Plaintiff's Requests for Production #41 and #42 in their entirety, is hereby MODIFIED to limit the scope of these requests to any pertinent e-mails sent by or received from Nursing Home Administrator Timothy Schuch and Director of Nursing Angela Marino-Ortiz.

**BRUCE BRUNETTI, Plaintiff v. RUTH BARNETT and  
GEORGE BARNETT, Defendants**

*Preliminary Objections—Venue—Jurisdiction—Judicial Notice—Statute of Limitations—Convenient Forum.*

Plaintiff filed a negligence action against Defendants, to which they lodged a single preliminary objection asserting improper venue in Northampton County. As the basis of the objection, Defendants pointed to the averments of the Complaint, setting forth that all parties reside in Warren County, New Jersey, and citing an accident location in Lehigh County.

By way of response, Plaintiff urged that the action should be allowed to remain in Northampton County on the grounds that it was the most convenient forum. Alternatively, Plaintiff sought entry of stay to permit him to refile the action in Warren County, New Jersey.

Upon review of the averments of the Complaint, the Court, taking judicial notice of the boundaries of its jurisdiction, determined that Northampton County was not an appropriate venue, and therefore could not be chosen as the most convenient forum. Further, because the statute of limitations had run and no action could be filed in New Jersey, the Court sustained the objection and transferred the matter to the proper jurisdiction of the Lehigh County Court of Common Pleas.

In the Court of Common Pleas of Northampton County, Pennsylvania,  
Civil Division—No. C-0048-CV-2015-1290.

CHRISTIAN M. PERRUCCI, ESQUIRE, for Plaintiff.

JASON BANONIS, ESQUIRE, for Defendant.

Order of the Court entered on June 16, 2015 by DALLY, J.

*ORDER*

AND NOW, this 16th day of June 2015, the Preliminary Objection of Defendants Ruth and George Barnett to Plaintiff Bruce Brunetti's Amended Complaint, alleging improper venue and jurisdiction in Northampton County, is hereby SUSTAINED. Accordingly, the Prothonotary of this Court is hereby directed to forward to the Prothonotary of the Lehigh County Court of Common Pleas certified copies of all docket entries, process, pleadings, depositions and other papers filed in this action, and the costs associated with this transfer shall be paid by Plaintiff.

*STATEMENT OF REASONS*

*Procedural History*

This action commenced on February 6, 2015, with Plaintiff Bruce Brunetti's filing of a Complaint alleging a negligence claim against Defendants Ruth Barnett and George Barnett in connection with an automobile accident that occurred between the parties on February 13, 2013. Defendants filed preliminary objections to the Complaint on March 26, 2015, which were resolved by the filing of an Amended Complaint on April 21, 2015. Defendants filed preliminary objections to the Amended Complaint and a

brief in support thereof on April 24, 2015. On May 11, 2015, Plaintiff filed an Answer to the preliminary objections and a brief in opposition. The preliminary objections came before the undersigned on the briefs of the parties on May 26, 2015. They are now ready for disposition.

### *Applicable Law*

Preliminary objections may be filed by any party to the pleadings on the following grounds:

- (1) lack of jurisdiction over the subject matter of the action or the person of the defendant, improper venue or improper form or service of a writ of summons or a complaint;
- (2) failure of a pleading to conform to law or rule of court or inclusion of scandalous or impertinent matter;
- (3) insufficient specificity in a pleading;
- (4) legal insufficiency of a pleading (demurrer);
- (5) lack of capacity to sue, nonjoinder of a necessary party or misjoinder of a cause of action;
- (6) pendency of a prior action or agreement for alternative dispute resolution;
- (7) failure to exercise or exhaust a statutory remedy, and
- (8) full, complete and adequate non-statutory remedy at law.

Pa. R.C.P. 1028(a).

“Preliminary objections may be sustained only if the law [establishes] with certainty that no recovery is possible.” *Koken v. Steinberg*, 825 A.2d 723, 726 (Pa. Commw. 2003) (citing *Foster v. Peat, Marwick, Main & Co.*, 138 Pa. Commonwealth Ct. 147, 587 A.2d 382 (1991)). “To sustain preliminary objections a complaint must be clearly insufficient to establish any right to relief[.]” *Id.* Nevertheless, even where a court sustains a party’s preliminary objections on their merits, “it is generally an abuse of discretion to dismiss a [pleading] without leave to amend.” *Harley Davidson Motor Co., Inc. v. Hartman*, 296 Pa. Super. 37, 42, 442 A.2d 284, 286 (1982).

### *Discussion*

Defendants raise a single preliminary objection under Pa. R.C.P. 1028(a)(1), asserting lack of jurisdiction and improper venue. As to venue, the Rules of Civil Procedure provide in relevant part that:

- (a) Except as otherwise provided ... an action against an individual may be brought in and only in a county in which
  - (1) the individual may be served or in which the cause of action arose or where a transaction or occurrence took place out of which the cause of action arose or in any other county authorized by law []

...

- (c)(1) Except as otherwise provided by paragraph (2), an action to enforce a joint or joint and several liability against

two or more defendants, except actions in which the Commonwealth is a party defendant, may be brought against all defendants in any county in which the venue may be laid against any one of the defendants under the general rules of subdivisions (a) or (b).

...

(d)(1) For the convenience of parties and witnesses the court upon petition of any party may transfer an action to the appropriate court of any other county where the action could originally have been brought.

Pa. R.C.P. 1006.

In support of the objection, Defendants first point to the averments of venue and jurisdiction in the pleading, notably that the parties are all residents of New Jersey, and the accident occurred at a B. Braun Medical facility in Bethlehem, Pennsylvania. Amended Complaint, ¶¶1-3. In further support of the objection, Defendants aver, and present evidence to support the fact,<sup>1</sup> that all of B. Braun's Bethlehem location is located in Lehigh County, which Plaintiff does not deny. Preliminary Objections of Defendants to Plaintiff's First Amended Complaint, ¶13, Exhibit D; Plaintiff's Answer to Defendants' Preliminary Objections to Plaintiff's First Amended Complaint, ¶13.

By way of opposition to the objection, Plaintiff merely urges that Northampton County is the most convenient forum for the matter, and that therefore the litigation should be allowed to proceed before this Court. Alternatively, he requests entry of stay and permission to file the action in Warren County, New Jersey, where the parties reside.

Plaintiff offers no support for his assertion that Northampton County is the most convenient forum, and Pa. R.C.P. 1006(d) clearly states that a court may transfer venue only to a convenient forum where the action could have been brought originally. In the instant case, the action cannot lie in Northampton County. Accordingly, it cannot remain here as a convenient forum. The action may only lie in Lehigh County, Pennsylvania or Warren County, New Jersey. Pa. R.C.P. 1006(a).

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<sup>1</sup> Where, as here, the resolution of preliminary objections requires the introduction of evidence, the courts have approved the taking of such evidence by interrogatory, deposition, evidentiary hearing or affidavit under Pa. R.C.P. 1028. *Slota v. Moorings, Ltd.*, 343 Pa. Super. 96, 100, 494 A.2d 1, 2-3 (1985). Here, Defendants have presented evidence as to the location of the B. Braun facilities in the Lehigh Valley by the presentation of exhibits. While such manner of presentation could be ruled an impermissible speaking demurrer, Plaintiff neither raises such an objection, nor does he deny Defendants' representations. Further, it is within the Court's discretion to take judicial notice, *sua sponte*, of the borders of its jurisdiction. See Pa. R.E. 201; *Goff v. Armbricht Motor Truck Sales, Inc.*, 284 Pa. Super. 544, 548-49, 426 A.2d 628, 630 (1980) (a court may take judicial notice of geographical facts such as the county in which a city or town is located). Thus, pursuant to Pa. R.C.P. 126 allowing the liberal construction of the procedural rules, the Court finds it appropriate to rule in this matter as presented, in furtherance of the "just, speedy and inexpensive determination" of this matter.

Although Plaintiff objects to venue in Lehigh County, the case cannot remain in Northampton County, and the entry of a stay pending Plaintiff's filing of an action in New Jersey would do nothing to protect his rights in that state, where the statute of limitations for his cause of action has run. N.J.S.A. §2A:14-2(a); Amended Complaint, ¶3. Accordingly, in order to protect Plaintiff's right to proceed, Defendants' preliminary objection to venue and jurisdiction in this county is hereby SUSTAINED, and venue is hereby TRANSFERRED to the Lehigh County Court of Common Pleas, as set forth in the preceding Order of Court.



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## **PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, February 1, 2016**